



**\*\*AVAILABLE NOW\*\***

This two bedroom mid terrace house is located in a favoured residential area on the popular Hardwick development in a pedestrianised position to the front with a pleasant outlook over school playing fields and a large adjoining green belt. On the outskirts of Stockton yet within easy walking distance of local shops, regular bus services, a primary school and North Tees Hospital. The property has been recently refurbished with the benefit of gas central heating, uPVC double glazing, a refitted Kitchen and a refitted white bathroom suite. The accommodation briefly comprises: Entrance Porch, Entrance Hall, Lounge, Dining Room, refitted Kitchen with built in oven and hob, Landing, two Bedrooms and refitted Bathroom/WC with white suite and chrome shower. Externally there is an enclosed front garden and enclosed paved rear garden.

Please contact Smith and Friends Stockton to arrange a viewing. Early viewings highly recommended.

Required earnings: tenant(s): £21,000 guarantor (if required) £25,200.

BOND: £807

(Application is subject to a Holding Fee - please refer to our website for further details)

**Kininvie Walk, Stockton-On-Tees, TS19 8DD**

**2 Bedroom - House - Mid Terrace**

**£700 Per Calendar Month**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Kininvie Walk, Stockton-On-Tees, TS19 8DD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

