



A four bedroom town house has come to the rental market and available immediately. Spread over three floors the property is in an excellent location close to Portrack Lane, shops, schools and bus stops. Comprising of entrance hallway, cloak room, lounge, kitchen/diner on the ground floor. The next level offers three bedrooms and a family bathroom. The upper level is the generous master bedroom with an ensuite.. Externally: Rear enclosed garden and an allocated parking bay to the rear of the property.

RENT: £1100
BOND: £1269

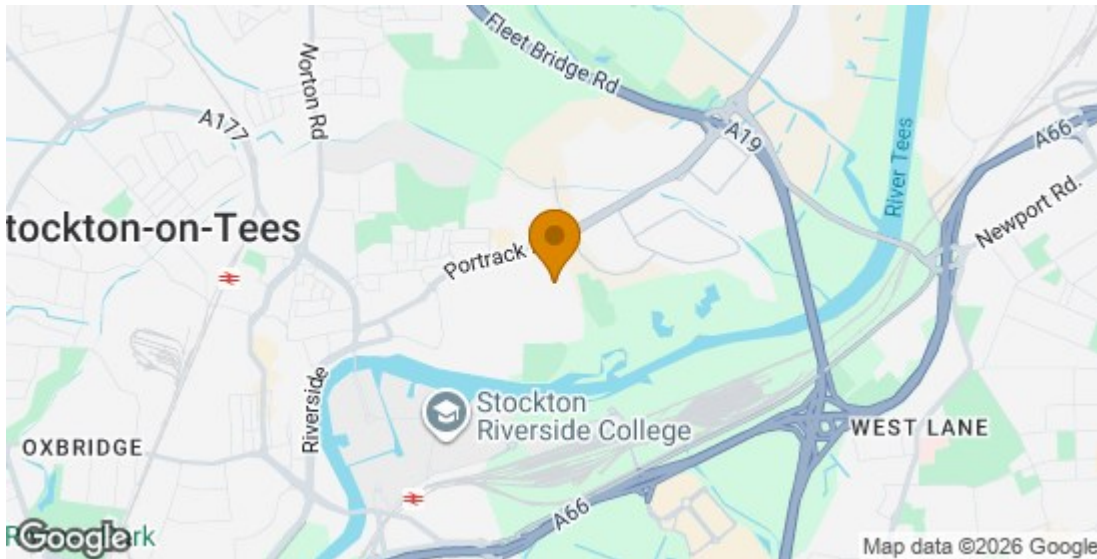
UNFURNISHED
REQUIRED EARNINGS: Tenants £33,000 pa; Guarantor, if required £39,600pa

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

Crimdon Beck Close, Stockton-On-Tees, TS18 2QH
4 Bedroom - House - Semi-Detached
£1,100 Per Month
EPC Rating: C
TENURE:
COUNCIL TAX BAND: C



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

