



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

Smith and Friends are delighted to offer this recently renovated two bedroom mid-terraced house for rent on an unfurnished basis.

Camden Street is located in a popular residential area of Yarm Road within walking distance of local shops, a primary school, regular bus services to Stockton Town Centre and Ropner Park. An excellent network of roads provide easy access to the surrounding areas.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Hall with laminate flooring and stairs to the first floor, 22' Lounge/ Dining Room with dual aspect windows and laminate flooring, Kitchen with fitted floor and wall units, fitted worktops, stainless steel sink with mixer tap, built in oven and hob and tiled flooring, ground floor Bathroom/ wc with white suite, wall mounted electric shower and tiled flooring, Landing and two Bedrooms on the first floor.

For a viewing contact SMITH & FRIENDS - Estate Agents, Early viewing is highly recommended.

UNFURNISHED / NO SMOKERS / NO PETS, Subject to Terms & Conditions.  
REQUIRED EARNINGS: Tenants £16,500pa; Guarantor, if required £19,800pa  
RENT £550 PCM  
BOND £634

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

**Camden Street, Stockton-On-Tees, TS18**

**3LA**

**2 Bedroom - House - Terraced**

**£550**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Camden Street, Stockton-On-Tees, TS18 3LA



ENTRANCE HALL

LOUNGE/DINING ROOM

21'10 x 10'8 into alcoves (6.65m x 3.25m into alcoves)

KITCHEN

10'2 x 6'6 (3.10m x 1.98m)

BATHROOM/WC

6'6 x 5'6 (1.98m x 1.68m)

LANDING

BEDROOM 1

9'10 x 14'0 into alcoves (3.00m x 4.27m into alcoves)

BEDROOM 2

11'6 x 8'4 into alcoves (3.51m x 2.54m into alcoves)

OUTSIDE

Enclosed yard to the rear with timber gate giving access to the rear street.

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 incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(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	

21 Bishop Street, Stockton-on-Tees,  
TS18 1SY  
01642 607555  
stockton@smith-and-friends.co.uk

