



We are delighted to offer to the market for rent this recently refurbished two bedroom semi-detached house which benefits from having new flooring and carpets throughout. To let on an unfurnished basis. The property comprises of entrance, lounge, newly fitted kitchen, landing, two bedrooms and bathroom/WC. The property has gas central heating and UPVC double glazing with gardens to front and rear as well as ample off street parking to the front.

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

UNFURNISHED / NO SMOKERS

REQUIRED EARNINGS: Tenants £20,250pa; Guarantor, if required £24,300pa

RENT £675 PCM

BOND £778

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

**Riccarton Close, Stockton-On-Tees,
TS19 9ND**

2 Bedroom - House - Semi-Detached

£675 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Riccarton Close, Stockton-On-Tees, TS19 9ND



HALLWAY
Laminate flooring.

KITCHEN
16'78 x 10'40 (4.88m x 3.05m)
Laminate flooring, radiator, double glazed window to front aspect, double glazed window to rear aspect, extractor fan, electric oven and hob, two storage cupboards, boiler and lobby to rear door.

LIVING ROOM
15'18 x 10'41 (4.57m x 3.05m)
Double glazed window to front aspect, double glazed window to rear aspect and laminate flooring.

LANDING
Carpet flooring, radiator, cupboard and access to loft.

BEDROOM 1
10'58 x 15'30 (3.05m x 4.57m)
Double glazed window to front aspect, radiator and bulk head.

BEDROOM 2
8'50 x 13'97 (2.44m x 3.96m)
Double glazed window to front aspect, double glazed window to rear aspect, two radiators and carpet flooring.

BATHROOM/WC
7'42 x 7'99 (2.13m x 2.13m)
WC, wash hand basin, heated towel rail, bath, shower, double glazed window to side aspect, double glazed window to rear aspect, flooring and extractor fan.

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			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(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

SMITH & FRIENDS
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