



*** AVAILABLE MAY - SHORT TERM LET ***

SMITH & FRIENDS are delighted to bring to the market this two bed, semi detached property, Located in the popular area of Thornaby.

The Property comprises of an entrance hall, cloakroom/WC, lounge and kitchen/diner to the ground floor. The first floor delivers two great double bedrooms, and the separate, family bathroom.

Externally, a block paved drive allows off road parking to the front, running alongside the front garden which is laid to lawn. The rear garden is fully enclosed, with patio, timber decking and lawn between.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Additional Pet Rent.

Tenant Income - £ 19,950.00 / Guarantor Income - £ 23,940.00

Monthly Rent - £ 665 PCM

Bond - £767

**Thorntree Road, Stockton-On-Tees,
TS17 8FZ**

2 Bedroom - House - Semi-Detached

£665 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND D



**SMITH &
FRIENDS**
ESTATE AGENTS

Thorntree Road, Stockton-On-Tees, TS17 8FZ



GROUND FLOOR

Entrance Porch

Downstairs WC

Lounge

Kitchen/Diner

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Family Bathroom

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			92
(81-91) B		78	
(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	

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