



A well presented two bedroom end terraced property available to rent on a fully furnished basis. The property internally comprises of entrance hallway, lounge, kitchen with appliances included, landing, two bedrooms and bathroom/WC.

Viewing comes highly recommended to avoid disappointment. Contact Smith and Friends to arrange a viewing.

REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa  
RENT £650 PCM  
BOND £750

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

**Whitwell Close, Stockton On Tees, TS18  
3JQ  
2 Bedroom - House - End Terrace  
£650 Per Calendar Month  
EPC Rating: C  
TENURE:  
COUNCIL TAX BAND A**





# Whitwell Close, Stockton On Tees, TS18 3JQ



**ENTRANCE HALLWAY**  
Via front door with carpet flooring.

**LIVING ROOM**  
Double glazed window to front aspect, two radiators and carpet.

**KITCHEN**  
Tiled flooring, double glazed window to rear aspect, part tiling, electric hob and oven, door to rear aspect, coved ceiling, stainless steel sink and drainer, fridge/freezer and washing machine.

**LANDING**  
Loft access and carpet flooring.

**BEDROOM 1**  
Carpet flooring, radiator, coved ceiling and double glazed window to front aspect.

**BEDROOM 2**  
Laminate flooring, double glazed window to rear aspect, storage cupboard, radiator and coved ceiling.

**BATHROOM**  
Storage cupboards, heated towel rail, shower, bath, WC, wash hand basin, tiled flooring, coved ceiling and part tiled walls.

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                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 70                      |           |
| (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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