



A spacious four bedroom detached family home is available for immediate rent. The property comprises on an entrance hallway, cloakroom, large open plan living and dining room. Access to the conservatory from the dining area, and fitted kitchen with integral garage to the ground floor. The upper level has four double bedrooms, family bathroom, master bedroom has the advantage of a dressing room and en-suite facilities. External: Double garage, ample parking to the front of the property and a beautiful mature enclosed rear garden.

REQUIRED EARNINGS - TENANTS: £33,000pa; GUARANTORS: if required £39,600pa

RENT £1100pcm  
BOND £1269pcm

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

**The Vale, Stockton-On-Tees, TS19 0XL**

**4 Bedroom - House - Detached**

**£1,100 Per Calendar Month**

**EPC Rating: D**

**Tenure:**

**Council Tax Band: E**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



**ENTRANCE PORCH**

**4'2 x 4'7 (1.27m x 1.40m)**

Carpet, radiator, access to cloakroom and coved ceiling.

**CLOAKROOM**

**3'2 x 4'9 (0.97m x 1.45m)**

WC, wash hand basin, double glazed window to side aspect, radiator, part tiling and tiled flooring.

**HALLWAY**

**6'10 x 10'2 (2.08m x 3.10m)**

Radiator and coved ceiling.

**LIVING ROOM**

**20'8 x 22'3 (6.30m x 6.78m)**

Open plan with dining room with double glazed window to front aspect, fire and surround and radiator.

**DINING ROOM**

Radiator, two double glazed windows to rear aspect, sliding patio doors to conservatory and coved ceiling.

**CONSERVATORY**

**8'1 x 11'10 (2.46m x 3.61m)**

Tiled flooring, side door and electric heater.

**KITCHEN**

**14'3 x 11'3 (4.34m x 3.43m)**

Two double glazed windows to rear aspect, double glazed door to rear aspect, part tiled flooring, oven, free standing fridge and freezer and access to integral garage.

**LANDING**

**13'2 x 3'3 (4.01m x 0.99m)**

Carpet, coved ceiling and airing cupboard.

**MASTER BEDROOM**

**12'3 x 11'4 (3.73m x 3.45m)**

Two double glazed windows to rear aspect, radiator, archway to dressing room, double glazed window to side aspect and loft access.

**DRESSING ROOM**

**5'5 x 10'7 (1.65m x 3.23m)**

Radiator, built-in wardrobes, carpet and double glazed window to front aspect.

**EN SUITE**

**5'2 x 6'1 (1.57m x 1.85m)**

Fully tiled with heated towel rail, vanity wash hand basin, shower cubicle, WC, double glazed window to rear aspect.

**BEDROOM 2**

**12'4 x 12'5 (3.76m x 3.78m)**

Double glazed window to front aspect, built-in wardrobes and radiator.

**BEDROOM 3**

**10'3 x 10'7 (3.12m x 3.23m)**

Carpet, double glazed window to front aspect and built-in wardrobes.



**The Vale, Stockton-On-Tees, TS19 0XL**



**BEDROOM 4**

**9'2 x 9'6 (2.79m x 2.90m)**

Carpet, double glazed window to rear aspect and radiator.

**BATHROOM**

**7'7 x 6' (2.31m x 1.83m)**

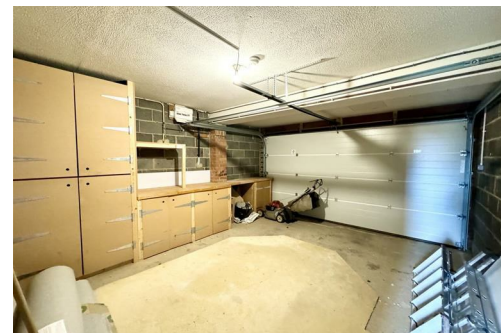
Fully tiled bathroom with bath, shower, wash hand basin, WC, tiled flooring, double glazed window to rear aspect, heated towel rail and spot lights.

**OUTSIDE**

Outstanding enclosed rear garden.

**INTEGRAL GARAGE**

**15'2 x 16'2 (4.62m x 4.93m)**



The Vale, Stockton-On-Tees, TS19 0XL



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1716.05 ft<sup>2</sup>  
159.43 m<sup>2</sup>

Reduced headroom

11.66 ft<sup>2</sup>  
1.08 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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. We 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.

