



We are delighted to offer to the market for rent this three bedroom property to let on an unfurnished basis. The property comprises of an entrance hall, lounge, refitted kitchen/dining room, utility room, landing, 3 bedrooms, refitted bathroom/wc. Gas central heating and UPVC double glazing.

Front garden with off street parking. Enclosed paved rear garden, close to local shops, schools, bus routes and North Tees Hospital.

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

UNFURNISHED

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)

**Carburt Road, Stockton-On-Tees, TS19
8RZ**

3 Bedroom - House

£675 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND A



Carburt Road, Stockton-On-Tees, TS19 8RZ



Hallway
1 x radiator, laminate flooring, 1 x front UVPC door and under stairs storage cupboard.

Lounge
1 x front double glazed window, 1 x radiator, laminate flooring and coved ceiling.

Kitchen
Laminate flooring, 1 x radiator, 1 x rear double glazed window, part tiles, electric hob and oven. Cooker hood, stainless steel sink and drainer. Wall and base units.

Rear Porch/Lobby
Laminate flooring, 1 x rear double glazed window and 1 x rear external door.

Landing
Carpet flooring, airing cupboard, loft access and carpet flooring.

Bedroom
1 x front double glazed window, 1 x radiator and carpet flooring

Bedroom
1 x rear double glazed window, carpet flooring and 1 x radiator.

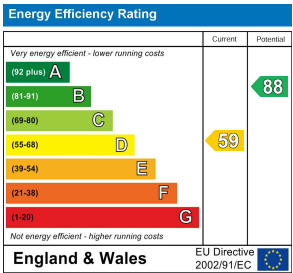


Bedroom
Carpet flooring, 1 x front double glazed window, 1 x radiator and bulk head.

Bathroom
Vanity wash hand basin, w/c bath, shower, 1 x radiator, extractor fan and 1 x rear double glazed window.

External
Low maintenance rear garden, split level.
Front low maintenance suitable for parking.

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.



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