



*** AVAILABLE END OF AUGUST ***

SMITH & FRIENDS are Please to Bring to the Market this Two Bedroom Semi-Detached Bungalow, Located within a Popular Area of Thornaby, Stockton-on-Tees, offered on a Short Term Fully Furnished Basis.

The Property Comprises of: Entrance Hallway, Lounge/Diner, Two Good-sized Bedrooms, Master Bedroom has Fitted Wardrobes, Family Bathroom and Fully Equipped Kitchen.

Externally, the Property benefits from an Enclosed Rear with Detached Garage to the Rear.

For a viewing contact SMITH & FRIENDS Ltd - Estate agents, Early viewing is highly recommended.

FULLY FURNISHED / NO SMOKERS / NO PETS
 REQUIRED EARNINGS: Tenants £ 21,000pa; Guarantor, if required £25,200pa
 RENT £700 PCM
 BOND £807
 (Application is subject to a Holding Fee - please refer to our website for further details)

**Kinloss Walk, Stockton-On-Tees, TS17
 9QW**
2 Bedroom - Bungalow - Semi Detached
£700 Per Calendar Month
EPC Rating:
TENURE:
COUNCIL TAX BAND C



Kinloss Walk, Stockton-On-Tees, TS17 9QW



- Entrance Hall
- Bedroom 1
- Lounge / Diner
- Kitchen
- 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		
(81-91) B		
(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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