

A spacious three bedroom townhouse located in Thornaby has come to the rental market. The property comprises of an entrance hallway, cloakroom, kitchen/dining and lounge on the ground floor. The next level has two bedrooms, a spacious bathroom and the upper level has a master bedroom with ensuite facilities. The location of the property is close to schools, shops and local amenities and would be ideal for families and various tenants.

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

UNFURNISHED

REQUIRED EARNINGS: Tenants £25,500pa; Guarantor, if required £30,600pa

RENT £850 PCM

BOND £980

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

**Orkney Way, Stockton-On-Tees, TS17  
8GE**

**3 Bedroom - House - Townhouse**

**£850 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

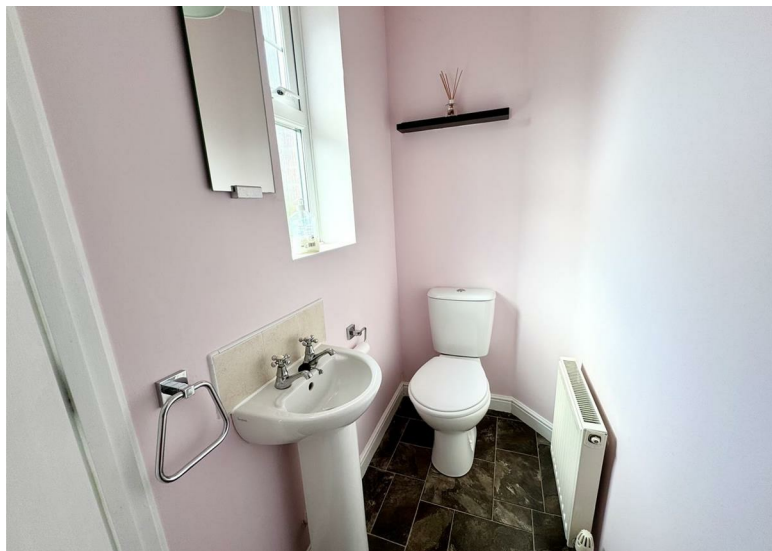
**COUNCIL TAX BAND: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



**Orkney Way, Stockton-On-Tees, TS17 8GE**



## GROUND FLOOR

### HALLWAY

Via front door with radiator and carpet.

### CLOAKROOM

WC, wash hand basin, radiator and double glazed window to front aspect.

### KITCHEN

Radiator, double glazed window to front aspect, gas hob and oven, integrated fridge/freezer, freestanding dishwasher, part tiling and laminate flooring.

### LIVING ROOM

Laminate flooring, two double glazed double doors to rear aspect, storage cupboard and radiator.

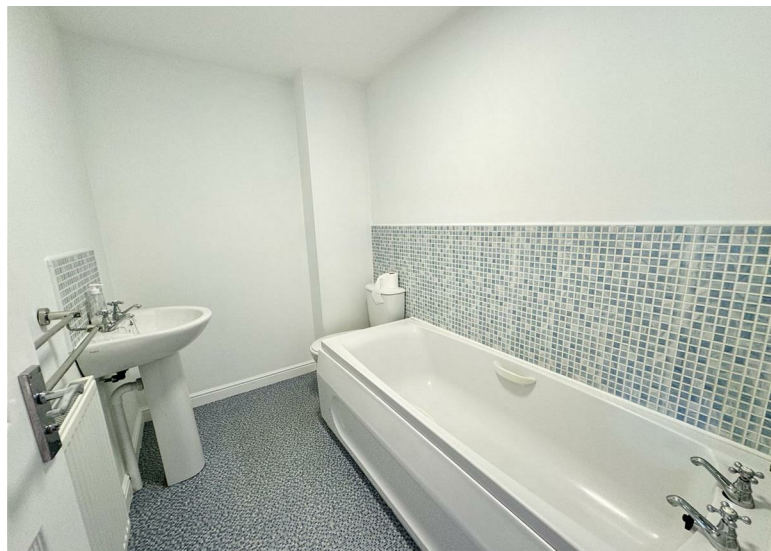
## FIRST FLOOR

### BEDROOM 2

Double glazed window to front aspect, radiator and carpet.

### BATHROOM

Bath, WC, wash hand basin and extractor fan.



## BEDROOM 3

Two double glazed windows to rear aspect, radiator, fitted wardrobes and carpet.

### LOBBY

Radiator, double glazed window to front aspect, cupboard housing the boiler, carpet and stairs to second floor.

## SECOND FLOOR

### MASTER BEDROOM

Two double glazed skylight windows to front aspect, carpet, two double built-in wardrobes/storage, two radiators and loft access.

### EN SUITE

Shower cubicle, WC, wash hand basin, storage cupboard, double glazed skylight window to rear aspect, radiator and part tiling.

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) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**21 Bishop Street, Stockton-on-Tees,  
TS18 1SY  
01642 607555  
stockton@smith-and-friends.co.uk**



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