

Extended two bedroom mid terrace house. To let on an unfurnished basis. Close to shops and bus routes to the town centre. Has central heating, double glazing .

Entrance Hall, 23ft Lounge/Dining room, 17 ft fitted Kitchen/Breakfast room, Two Bedrooms , Bathroom/WC with white suite. Enclosed yard to the rear.

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

Please contact SMITH AND FRIENDS for a viewing on 01642 607555.

Tenant required earnings- £17,250  
Guarantor earnings if needed- £20,700

Rent £575  
Bond £663

**Suffolk Street, Stockton-On-Tees, TS18  
4BA**

**2 Bedroom - House - Mid Terrace  
£575 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND A**




Suffolk Street, Stockton-On-Tees, TS18 4BA



- Lounge/Diner
- Kitchen/Breakfast room
- Two Bedrooms
- Bathroom/wc
- Enclosed rear yard

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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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

