



A smart and well presented two bedroom mid terrace house which has been fully renovated. The property which briefly comprises of entrance vestibule, hallway, lounge, dining room, kitchen, landing, two bedrooms and bathroom/WC with four piece suite. Externally the property has a large west facing enclosed yard to the rear. Benefits from gas central heating, uPVC double glazing, modern and stylish kitchen and bathroom and in our opinion early viewing is highly recommended.

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

UNFURNISHED

REQUIRED EARNINGS - TENANTS: £18,750pa; GUARANTORS: if required £22,500pa

RENT: £625PCM

BOND: £721

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

St Pauls Street, Stockton On Tees, TS19 0AQ

2 Bedroom - House - Mid Terrace

£625 PCM

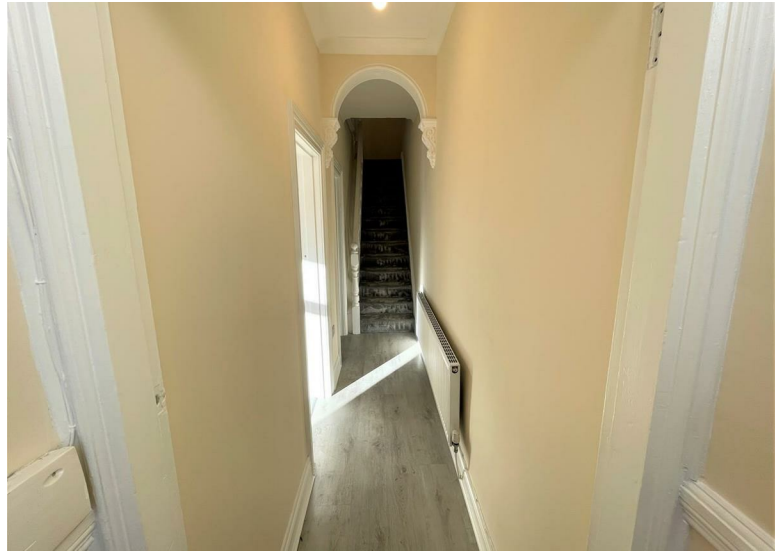
EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



St Pauls Street, Stockton On Tees, TS19 0AQ



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		64	77
(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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