



****AVAILABLE MID-OCTOBER****

A smart and well presented 3 bedroom semi detached house with good size lounge into dining area, kitchen, landing, 3 bedrooms, modern bathroom/WC., driveway and single garage. in addition there is a good size rear garden and benefits from gas central heating via a combination boiler, uPVC double glazing.

Long term let only. No Pets, No Smokers.

For a viewing contact SMITH AND FRIENDS - Estate agents Stockton, Early Viewing is Highly Recommended

REQUIRED EARNINGS -
TENANTS: £21,750pa;
GUARANTORS: if required £26,100pa;
BOND: £836

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

Rochdale Avenue, Stockton-On-Tees, TS19 9EL

3 Bedroom - House - Semi-Detached

£725 Per Calendar Month

EPC Rating: E

TENURE:

COUNCIL TAX BAND: A



Rochdale Avenue, Stockton-On-Tees, TS19 9EL



LOUNGE
21'8 x 13'2 (6.60m x 4.01m)

KITCHEN
16'2 x 7'9 (4.93m x 2.36m)

BEDROOM 1
11'4 x 11'4 (3.45m x 3.45m)

BEDROOM 2
11'6 x 10'2 (3.51m x 3.10m)

BEDROOM 3
8'4 x 8'2 (2.54m x 2.49m)

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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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