



*** AVAILABLE IMMEDIATELY ***

A rarely available 1 bedroom mid terrace bungalow which internally comprises entrance hallway, lounge, kitchen, utility, shower room/WC and 1 bedroom. Recently redecorated throughout with new blinds and bedroom carpet. Externally, the property has easily maintained outside areas to both front and rear. The property benefits from gas central heating, double glazing and a modern kitchen and wet room.

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

UNFURNISHED

REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa

RENT £650 PCM

BOND £750

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

Grangeville Avenue, Stockton-On-Tees, TS19 7NE

1 Bedroom - Bungalow - Terrace

£650 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



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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			89
(81-91) B			
(69-80) C		66	
(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	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

