



This well presented one bedroom bungalow sits in a lovely cul-de-sac and is ready to move straight into. Comprising of a L shaped hallway, lounge to the front of the property, fitted kitchen, sun room for extra space, wet room and a spacious bedroom located to the rear. External: Low maintenance rear garden and parking available.

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

UNFURNISHED - Subject to Terms.

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)

Fairdene Avenue, Stockton-On-Tees, TS19 7NH

1 Bedroom - Bungalow - Semi Detached

£650 Per Calendar Month

EPC Rating: E

TENURE:

COUNCIL TAX BAND: A



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Hallway
L shaped, 1 x radiator, carpet flooring, 1 x front double glazed entrance door and two storage cupboards.

External
Low maintenance rear garden and parking to the front of the bungalow.

Lounge
14'5" x 10'1" (4.400 x 3.082)
1 x radiator, 1 x double glazed front window and laminate flooring.

Kitchen
4'3" x 10'0" (1.311 x 3.052)
Laminate flooring, gas central heating boiler, electric hob/oven, cooker hood and access to sun house.

Sun Room
6'9" x 8'2" (2.07 x 2.490)
Laminate flooring, rear & side double glazed windows and 1 x side double glazed door to rear garden.

Wet Room
9'7" x 4'4" (2.934 x 1.336)
1 x radiator, wash hand basin, w/c, walk in shower cubicle, tiled, spot lights, 1 x rear double glazed window.

Bedroom
13'1" x 8'3" (4.006 x 2.521)
1 x rear double glazed window, laminate flooring and 1 x radiator.

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		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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