



\*\*\* AVAILABLE IMMEDIATELY \*\*\*

Completed and refurbished to a high standard this three bedroom semi detached house has come to the rental market ready to move straight into. Comprising of an entrance hallway, lounge, separate dining room, modern fitted kitchen on the ground floor. The upper floor offers three bedrooms and modern bathroom. Garden to the rear and ample parking to the front of the property. Bus routes, schools, shops and local amenities are all close by to Easington Road.

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

UNFURNISHED

REQUIRED EARNINGS: Tenants £20,850pa; Guarantor, if required £25,020pa

RENT £695 PCM

BOND £801

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

**Easington Road, Stockton-On-Tees, TS19 8ER**

**3 Bedroom - House - End Terrace**

**£695 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND:**



# Easington Road, Stockton-On-Tees, TS19 8ER



**Hallway**  
 11'1" x 6'0" (3.389 x 1.829)  
 1 x radiator, laminate flooring and stairs to the upper level.

**Lounge**  
 13'6" x 13'3" (4.116 x 4.044)  
 Laminate flooring, 1 x radiator and 1 x front double glazed window.

**Dining Room**  
 10'5" x 13'6" (3.190 x 4.123)  
 Laminate flooring, 1 x radiator and rear double glazed doors.

**Kitchen**  
 11'3" x 8'5" (3.451 x 2.587)  
 1 x rear double glazed door, 2 x double glazed window panels, electric hob/oven, cooker hood and laminate flooring.

**Landing**  
 Airing cupboard, carpet flooring and loft access

**Bedroom**  
 11'8" x 11'8" (3.560 x 3.568)  
 1 x front double glazed window, 1 x radiator and carpet flooring

**Bedroom**  
 11'5" x 10'6" (3.487 x 3.201)  
 1 x rear double glazed window, 1 x radiator and carpet flooring.

**Bedroom**  
 8'1" x 9'5" (2.468 x 2.872)  
 Bulk head, 1 x front double glazed window, 1 x radiator and carpet flooring.

**Bathroom**  
 6'1" x 8'1" (1.863 x 2.464)  
 1 x radiator, 1 x rear double glazed window w/c, wash hand basin, bath/shower and extractor fan

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			85
(81-91) B			
(69-80) C		72	
(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	

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