



\*\*\* AVAILABLE END OF DECEMBER 2024 \*\*\*

Excellent two bedroom mid terrace house. Cul-de-sac location on a popular residential development. Close to local shops, schools, bus services and North Tees Hospital. Newly redecorated throughout.

The property comprises of entrance hall, cloakroom/WC with a white suite, open plan lounge and fitted kitchen with built in oven and hob. Landing, two good sized bedrooms, shower room/WC with white suite. Gas central heating, UPVC double glazing. Allocated car parking space.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, 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)

**Bourneville Drive, Stockton-On-Tees, TS19 8LD**

**2 Bedroom - House - Mid Terrace**

**£650 Per Calendar Month**

**EPC Rating: B**

**TENURE:**

**COUNCIL TAX BAND: A**





# Bourneville Drive, Stockton-On-Tees, TS19 8LD



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			99
(92 plus) A			
(81-91) B		84	
(69-80) C			
(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

