



This spacious three bedroom mid terrace house is offered to let on an unfurnished basis. The property has good decorative order throughout and is in a popular area close to shops, schools and bus routes. Benefits from gas central heating and uPVC double glazing, the property comprises of an entrance hall, lounge with feature fireplace and electric fire, dining room, fitted kitchen with built in oven and hob, landing, three bedrooms and bathroom/WC with shower cubicle. Externally is an enclosed rear garden with decked patio and brick garage. Viewing is highly recommended.

For a viewing contact SMITH AND FRIENDS Estate agents Ltd Stockton.

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)

**Stranton Street, Stockton-On-Tees, TS17 6LN**

**3 Bedroom - House - Mid Terrace**

**£650 Per Calendar Month**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**



# Stranton Street, Stockton-On-Tees, TS17 6LN



## ENTRANCE HALLWAY

5'7" x 12'8" (1.725m x 3.867m)

Double glazed front door, radiator, under stairs cupboard and carpet flooring.

## LOUNGE

14'4" x 12'10" (4.382m x 3.924m)

Double glazed bay window to front aspect, radiator, carpet flooring, fire and surround, internal doors to dining room.

## DINING ROOM

12'8" x 10'11" (3.886m x 3.331m)

Double glazed bay window to rear aspect, radiator, fire and surround, carpet flooring.

## KITCHEN

11'4" x 7'6" (3.479m x 2.297m)

uPVC double glazed door to rear aspect, double glazed window to rear aspect, part tiled kitchen with wall and base units, gas hob with built-in oven, stainless steel sink and drainer.

## LANDING

Loft access, carpet flooring.

## BEDROOM 1

12'5" x 11'2" (3.793m x 3.405m )

Double glazed window to front aspect, radiator and carpet flooring.

## BEDROOM 2

8'2" x 12'6" max (2.495m x 3.823m max)

Double glazed window to rear aspect, radiator, carpet flooring and boiler.

## BEDROOM 3

7'5" x 6'2" (2.270m x 1.899m)

Double glazed window to front aspect, radiator and carpet flooring.

## BATHROOM

7'6" x 7'0" (2.293m x 2.151m)

Fully tiled bathroom with tiled flooring, shower cubicle, bath, wash hand basin, WC, heated towel rail, extractor fan and double glazed window to rear aspect.

## OUTSIDE

Low maintenance garden to the rear with decking area in addition to a separate garage.

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			
(02 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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