



We are delighted to bring to the market to let on a part furnished basis, this two bedroom end terraced property situated in a popular location of Stockton close to North Tees Hospital. The property internally comprises of entrance, lounge, kitchen, landing, two bedrooms and bathroom. The property would be ideal for a family or professional couple and benefits from being on a cornerplot with a large front garden. Viewing comes highly recommended.

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

PART FURNISHED / NO PETS

REQUIRED EARNINGS: Tenants £21,000pa; Guarantor, if required £25,200pa

RENT £700pcm

BOND £807

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

Inskip Walk, Stockton-On-Tees, TS19 8EF

2 Bedroom - House - End Terrace

£700 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



SMITH &
FRIENDS
ESTATE AGENTS

Inskip Walk, Stockton-On-Tees, TS19 8EF



Hallway
Flooring, front uvpc door, 1x radiator, stairs to upper and 2 x double glazed side windows.

Lounge
Carpet flooring, 2x double glazed windows , radiator, fire and surround .

Kitchen
Flooring , front double glazed window, radiator, built in storage cupboard, internal door and double glazed double doors leading out to external.

Landing
Carpet flooring .

Bedroom
Carpet flooring, 1 x front. Double glazed window, fitted robes , cover ceiling and lift access .

Bedroom
Carpet flooring, fitted robes, radiator and 1 x front double glazed window

Bathroom
1 x side double glazed window, extractor fan, shower cubicle, wash hand basin and w/c

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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | 75 |
| (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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