

**\*\* AVAILABLE EARLY JANUARY 2025 \*\***

A well presented 3 bedroom mid terraced house which internally comprises of entrance hallway, lounge, dining area, kitchen, landing, three bedrooms, bathroom and separate WC. In addition the property has a forecourt to the front, enclosed yard to the rear which is a good size in addition to an outside storage area and single garage which is approached from the back street. The property benefits from gas central heating via a combination boiler and double glazing.

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

UNFURNISHED / PETS CONSIDERED.

REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa

RENT £650pcm

BOND £750

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

**Zetland Road, Stockton-On-Tees, TS19 0EQ**

**3 Bedroom - House - Terraced**

**£650 Per Calendar Month**

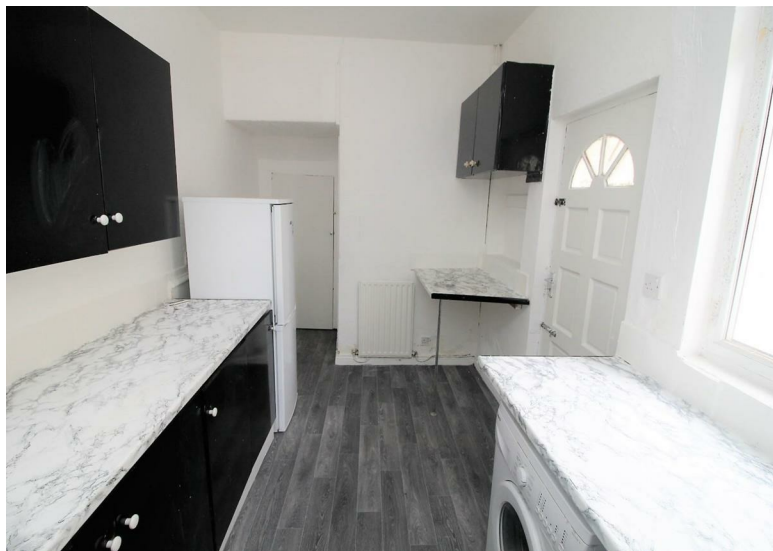
**EPC Rating: E**

**TENURE:**

**COUNCIL TAX BAND: A**



# Zetland Road, Stockton-On-Tees, TS19 0EQ



## ENTRANCE HALLWAY

Via uPVC double glazed entrance door with single radiator, stairs leading to landing and door leading into lounge/dining area.

## LOUNGE

13'6 x 11'6 (4.11m x 3.51m)  
uPVC double glazed bay window to front elevation, single radiator and laminate flooring.

## DINING AREA

11'11 x 11'5 (3.63m x 3.48m)  
uPVC double glazed window to rear elevation, single radiator and door leading to kitchen.

## KITCHEN

12'10 x 7'5 (3.91m x 2.26m)  
A fitted kitchen with a range of wall and floor units with an electric cooker point, space for fridge/freezer, plumbing for washing machine, uPVC double glazed window to side elevation, single radiator, under stairs storage cupboard and door leading to rear yard.

## LANDING

Which is approached via stairs from entrance hallway with doors leading to three bedrooms and bathroom/WC.

## BEDROOM 1

15'2 x 11' (4.62m x 3.35m)  
uPVC double glazed window to front elevation and single radiator.

## BEDROOM 2

10'9 x 7'6 (3.28m x 2.29m)  
uPVC double glazed window to rear elevation, single radiator and wall mounted boiler which provides heating and hot water to the property.

## BEDROOM 3

10'6 x 6' (3.20m x 1.83m)  
uPVC double glazed window to rear elevation and single radiator.

## BATHROOM

Suite comprising of bath with electric over bath shower, pedestal wash hand basin and double radiator.

## SEPARATE WC

Low level WC and uPVC double glazed window to side elevation.

## OUTSIDE

To the front there is a garden which is enclosed by a brick wall, wrought iron gate with footpath leading to front entrance door. To the rear there is an enclosed yard with patio area, outhouse and also a single garage.

## SINGLE GARAGE

13'8 x 7'11 (4.17m x 2.41m)  
Opening door to back street and courtesy door to side access.

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			77
(69-80) C			
(55-68) D		51	
(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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