

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

SMITH & FRIENDS are pleased to bring to the market this very desirable three bedroom semi-detached home to rent on a long-term basis. Located within the Fairfield area of Stockton, close to both Primary and Secondary schools and nearby to transport links and local amenities. The property benefits from a double driveway and large lawn to the front and an enclosed, private garden to the rear with lawn and decking.

Internally, the modern accommodation briefly comprises; entrance hall with stairs leading to the first floor, lounge with double internal doors leading to the dining area. The kitchen has a range of units and has a built in oven with induction hob. The spacious conservatory is off from the kitchen with patio doors leading to the rear garden.

The upper floor delivers two double bedrooms, master bedroom with built in wardrobes and a generous third bedroom, along with the recently refurbished family bathroom with a walk in shower.

Viewing is highly recommended.

UNFURNISHED

REQUIRED EARNINGS: Tenants £28,500pa; Guarantor, if required £34,200pa

RENT £950 PCM

BOND £1,096

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

**Biretta Close, Stockton-On-Tees, TS19 7LW**

**3 Bed - House - Semi-Detached**

**£950 Per Calendar Month**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Biretta Close, Stockton-On-Tees, TS19 7LW



## ENTRANCE HALLWAY

uPVC front door, radiator, wood flooring, double doors with glass panelling and stairs leading to upper level.

## LIVING ROOM

uPVC double glazed window, coved ceiling, wood flooring, radiator, storage cupboard and double doors with glass panelling leading to dining room.

## DINING ROOM

uPVC double glazed window, wood flooring and door to kitchen.

## KITCHEN

uPVC double glazed window to side aspect, uPVC double glazed door to conservatory, uPVC double glazed window to conservatory, wood flooring, panelled door to dining room. Dishwasher, electric cooker, induction hob and extractor fan, kitchen units and one and a half stainless steel sink and drainer.

## CONSERVATORY

uPVC double glazed double doors, uPVC double glazed window, uPVC door to kitchen and wood flooring.

## LANDING

uPVC double glazed window, carpet flooring and loft access.

## BEDROOM 1

Carpet flooring, panelled wall, double built-in wardrobe, radiator and double glazed window.

## BEDROOM 2

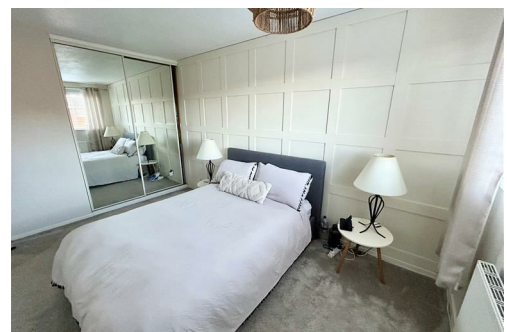
Carpet flooring, radiator, uPVC double glazed window and storage cupboard.

## BEDROOM 3

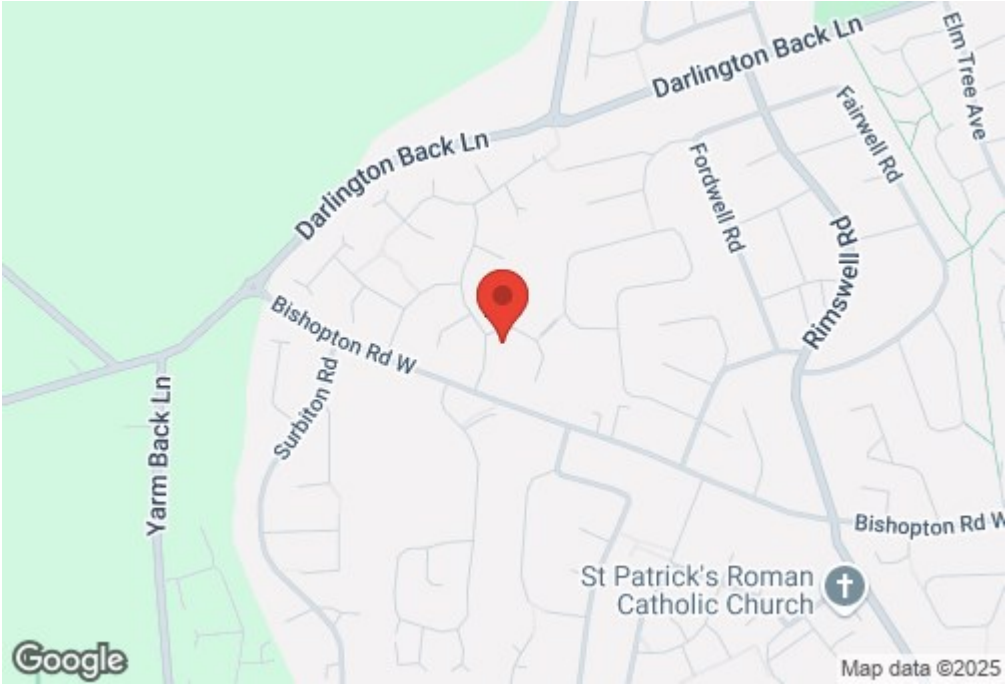
Carpet flooring, double glazed window, storage cupboard and radiator.

## BATHROOM

Tiled flooring, tiled walls, walk-in shower, vanity wash hand basin, WC, heated towel rail, built-in mirrored cabinet and double glazed window.



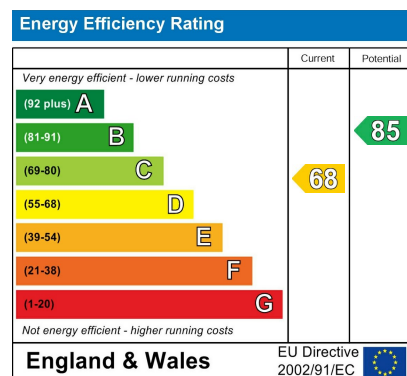
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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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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.



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