



Smith and Friends are delighted to market this three bedroom mid terrace house in a pleasant cul de sac location on a popular part of the Hardwick development close to local shops, schools for all age groups, regular bus services and North Tees Hospital. Hardwick is located on the outskirts of Stockton approximately two miles from the Town Centre.

The accommodation briefly comprises: Entrance Hall, spacious Lounge, 19' Fitted Kitchen and Dining Room with patio doors to the rear garden, Landing, Three Bedrooms and Bathroom/WC with a white suite and shower. Externally there is a front garden with hardstanding providing off street parking facilities and enclosed rear garden with paved patio area.

For a viewing contact SMITH AND FRIENDS - Estate agents Stockton, Early Viewing is Highly Recommended

REQUIRED EARNINGS - TENANTS: £20,850pa; GUARANTORS: if required £25,020pa

RENT: £695.00

BOND: £801.00

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

Denton Close, Stockton-On-Tees, TS19 8NF

3 Bedroom - House - Terraced

£695 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



Denton Close, Stockton-On-Tees, TS19 8NF



Lounge
13'2 x 11'4 (4.01m x 3.45m)

Kitchen Dining
19'10 x 9'8 (6.05m x 2.95m)

Bedroom One
11'4 x 11'2 (3.45m x 3.40m)

Bedroom Two
11'4 x 9'10 (3.45m x 3.00m)

Bedroom Three
11'4 x 9'10 (3.45m x 3.00m)

Bathroom
8'2 x 5'6 (2.49m x 1.68m)

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			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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