



Located in a lovely popular cul-de-sac Gorton Close will not be in the rental market for long. Offering two double bedrooms and family bathroom on the upper level and a spacious lounge and newly fitted modern kitchen on the ground floor. External: Enclosed rear garden with ample parking. Location: Close to schools, shops and local amenities.

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

REQUIRED EARNINGS - TENANTS: £24,000pa; GUARANTORS: if required £28,800pa

RENT: £800.00

BOND: £923.00

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

Gorton Close, Billingham, TS23 2TF

2 Bedroom - House

£800 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: B



Gorton Close, Billingham, TS23 2TF



Entrance Hall
Laminate flooring, understairs storage cupboard and 1 x side double glazed entrance door.

Lounge
12'01 x 16'04 (3.68m x 4.98m)
1 x front bay double glazed window, laminate flooring, 1 x radiator and stairs to the upper level.

Kitchen
9'01 x 12'01 (2.77m x 3.68m)
1 x rear double glazed window, gas central heating boiler, electric hob/oven, laminate flooring and part tiled.

Landing
Carpet flooring, 1 x side double glazed window and loft access.

Bedroom
12'02 x 10'09 (3.71m x 3.28m)
1 x front double glazed window, 1 x radiator and carpet flooring.

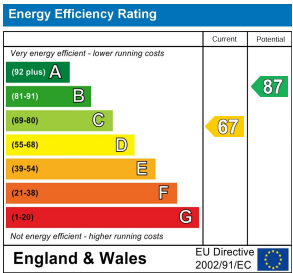
Bedroom
12'02 x 9'01 (3.71m x 2.77m)
1 x rear double glazed window, 1 x radiator and carpet flooring.



Bathroom
9'02 x 5'00 (2.79m x 1.52m)
Fully tiled, bath, wash hand basin, heated towel rail storage cupboard and extractor fan.

External
Rear Garden
Side Gate Entrance
Side Driveway

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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