



This corner plot has come to the rental market and ready to move straight into. Offering four good size bedrooms and a modern bathroom on the upper level. The ground level comprises of modern kitchen/diner, utility room, cloakroom, lounge and separate dining room. The property is close to North Tees Hospital, shops and schools.

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

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

RENT £950pcm

BOND £1096pcm

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

Runcorn Avenue, Stockton-On-Tees, TS19 9BH

4 Bedroom - House - Semi-Detached

£950 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



Runcorn Avenue, Stockton-On-Tees, TS19 9BH



HALLWAY

Double glazed door to side aspect, carpet, radiator and cupboard.

KITCHEN/DINER

Double glazed window to rear aspect, double glazed window to side aspect, double glazed window to front aspect, high gloss tiled flooring, gas hob and radiator.

CLOAKROOM

Double glazed window to side aspect, vanity WC, vanity wash hand basin and radiator.

UTILITY

Double glazed window to side aspect, double glazed window to rear aspect, uPVC door to side aspect, boiler and radiator.

LOUNGE

Double glazed bay window to front aspect, radiator, coved ceiling, carpet and fire surround.

DINER

Carpet, double glazed window to rear aspect and radiator.

LANDING

Two double glazed windows, storage cupboard and loft access.

BEDROOM

Fitted wardrobes, carpet, radiator and coved ceiling.

BEDROOM

Double glazed window to rear aspect, radiator and carpet.

BEDROOM

Double glazed window to side aspect, double glazed window to rear aspect, carpet and radiator.

BEDROOM

Low level bulk head, double glazed window to front aspect, carpet and radiator.

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
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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