



This fully refurbished mid terrace house has come to the market in a popular area close to North Tees Hospital and ready to move straight into. Looking for a suitable tenant to enjoy the works that have been carried out. The property comprises of an entrance porch, hallway, lounge, separate dining room and a modern fitted kitchen on the ground floor. The upper level offers two double bedrooms with ample storage and a modern bathroom. Externally there are gardens to the front and rear.

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

UNFURNISHED

REQUIRED EARNINGS: Tenants £20,850pa; Guarantor, if required £25,020pa

RENT £695 PCM

BOND £801

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

**Cocken Road, Stockton-On-Tees, TS19 8QJ**

**2 Bedroom - House - Terraced**

**£695 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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