



We are pleased to offer for rent this beautifully presented and considerably improved three bedroom semi detached house which must be viewed internally to be appreciated fully. Located on a popular modern development. Within walking distance of local shops, schools, North Tees hospital and regular bus services to Stockton Town Centre. A particular feature of the property is a superb uPVC conservatory to the rear and a luxury fitted kitchen with integrated appliances. The property offers deceptively spacious accommodation with the benefit of gas central heating and uPVC double glazing. The well appointed accommodation briefly comprises: Entrance Hall, ground floor Cloakroom/WC, spacious Lounge, luxury fitted Kitchen, Conservatory, Landing, three Bedrooms and Bathroom/WC with a white suite. Externally there is an open plan front garden with two car parking spaces and an enclosed and very attractive low maintenance rear garden which has been landscaped and provides a lovely area to sit in the warmer months.

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

UNFURNISHED / NO SMOKERS / NO PETS SUBJECT TO TERMS AND CONDITIONS

REQUIRED EARNINGS: Tenants £25,500pa; Guarantor, if required £30,600pa

RENT £850 PCM

BOND £980

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

**George Stephenson Boulevard, Stockton-On-Tees, TS19 8GD**

**3 Bedroom - House - Semi-Detached**

**£850 Per Calendar Month**

**EPC Rating: B**

**TENURE:**

**COUNCIL TAX BAND: B**

# George Stephenson Boulevard, Stockton-On-Tees, TS19 8GD



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(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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 **SMITH & FRIENDS**  
ESTATE AGENTS