



We are delighted to offer to the rental market on an Unfurnished basis, this splendid two bedroom bungalow in the highly sought after Bishopsgarth area of Stockton. Internally comprising entrance, spacious lounge, fitted kitchen, two bedrooms and bathroom. Externally is a low maintenance front garden and lovely rear garden which is ideal for relaxing and entertaining, as well as an allocated parking space to the front.

Contact SMITH AND FRIENDS today to arrange a viewing and avoid disappointment.

UNFURNISHED

REQUIRED EARNINGS - TENANTS: £21,750; GUARANTORS: if required £26,100pa

RENT : £725

BOND: £836

(Application is subject to a holding fee - please refer to our website for further details)

Linton Close, Stockton-On-Tees, TS19 8XL

2 Bedroom - Bungalow

£725 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: B



Linton Close, Stockton-On-Tees, TS19 8XL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		72
(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

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

