



AVAILABLE AS A LONG OR SHORT TERM LET

Welcome to the rental market this beautifully presented two-bedroom bungalow, ideally positioned within a sought-after cul-de-sac. This property represents an excellent opportunity for those looking to downsize from a larger family home or seeking a comfortable, low-maintenance residence. The well-designed footprint includes a welcoming entrance hallway leading into a spacious lounge/diner, perfect for relaxing or entertaining. To the rear of the home sits a modern fitted kitchen, thoughtfully laid out with ample storage and worktop space. There are two generous double bedrooms, with the master bedroom benefiting from fitted wardrobes, offering both convenience and practicality. A well-appointed bathroom completes the internal accommodation. Externally, the property enjoys a low-maintenance rear garden, providing an ideal space for potted plants, outdoor seating, and easy enjoyment throughout the year. To the front of the property, you will find two allocated parking spaces for added convenience. Location: The bungalow is situated within walking distance of local shops and everyday amenities, making it perfectly placed for comfortable, convenient living.

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)

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

2 Bedroom - Bungalow - Terrace

£695 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: B

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	91
(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