



Beautifully Refurbished Two-Bedroom Home Available Now

This ideal unfurnished rental property has just come onto the market and is available for immediate occupancy. Recently refurbished throughout by the landlord, it's perfect for a professional couple or single occupant.

Ground Floor:

The property features a bright and spacious lounge to the front, leading through to a modern kitchen and open-plan dining area at the rear. Appliances include a washer, cooker, and fridge.

First Floor:

Upstairs comprises a generous master bedroom with built-in storage, a second bedroom, and a stylish bathroom with a separate WC. The home benefits from new fitted carpets and fresh décor throughout.

External:

Set back from Thornaby Road, this two-bedroom mid-terrace property offers a low-maintenance enclosed rear garden — ideal for outdoor seating and relaxation.

Location:

Conveniently located close to Thornaby Centre, local schools, bus stops, and a range of amenities. For a viewing contact Smith and Friends, Stockton. Early viewing is highly recommended.

REQUIRED EARNINGS: Tenants £24,000pa; Guarantor, if required £28,800pa
RENT £800
BOND £923

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

Thornaby Road, Stockton-On-Tees, TS17 0AB

2 Bedroom - House - Mid Terrace

£800 Per Calendar Month

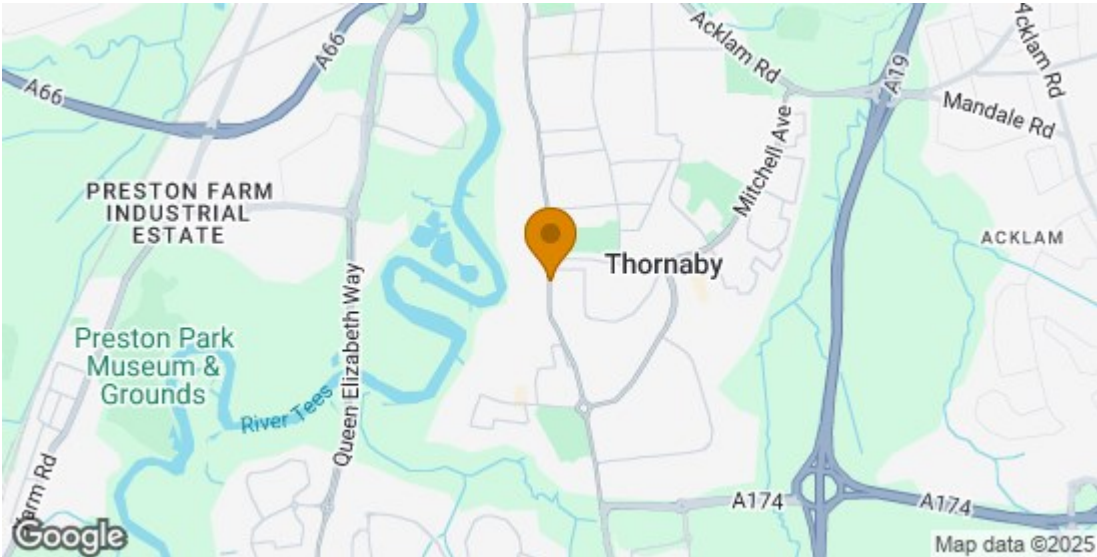
EPC Rating: C

TENURE:

COUNCIL TAX BAND: B



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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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