



**\*\*AVAILABLE MID-NOVEMBER 2024\*\***

A refurbished and smart three bedroom mid terrace house comprising of entrance hallway, lounge, kitchen, bathroom and separate WC. The property benefits from gas central heating, double glazing, a modern kitchen and bathroom and gardens to the front and rear.

For a viewing contact SMITH AND FRIENDS - Estate agents Stockton, Early Viewing is Highly Recommended

REQUIRED EARNINGS - TENANTS: £19,500pa; GUARANTORS: if required £23,400pa

RENT: £650.00  
BOND: £750.00

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

**St Pauls Road, TS17 6LH**  
**3 Bedroom - House - Terraced**  
**£650 Per Calendar Month**  
**EPC Rating: D**  
**TENURE:**  
**COUNCIL TAX BAND: A**

 **SMITH & FRIENDS**  
ESTATE AGENTS



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 incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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