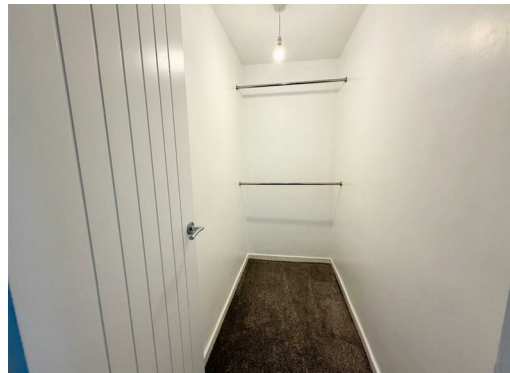




Available Now – Spacious Two-Bedroom Upper Floor Apartment in Thornaby

This spacious and well-presented upper floor apartment, with its own private entrance, has recently come to the rental market and is available immediately. Having been recently decorated throughout and benefiting from newly fitted carpets, the property offers a fresh, modern feel and is ready for a new tenant to move straight into.

The accommodation briefly comprises a welcoming entrance hallway, a generous and comfortable lounge, a modern fitted kitchen, two well-proportioned bedrooms and a family bathroom. The apartment also benefits from ample storage space, providing useful practical living for both individuals and couples.

Situated in a convenient location within Thornaby, the property is close to a range of local amenities. An early internal viewing is highly recommended to appreciate the size, presentation and location this apartment has to offer.

For a viewing contact Smith & Friends Estate Agents - Stockton.

REQUIRED EARNINGS: Tenants £18,750 Guarantor, if required £22,500pa  
RENT £625  
BOND £721

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

**Firbeck Walk, Stockton-On-Tees, TS17 0LR**

**2 Bedroom - Flat**

**£625 Per Calendar Month**

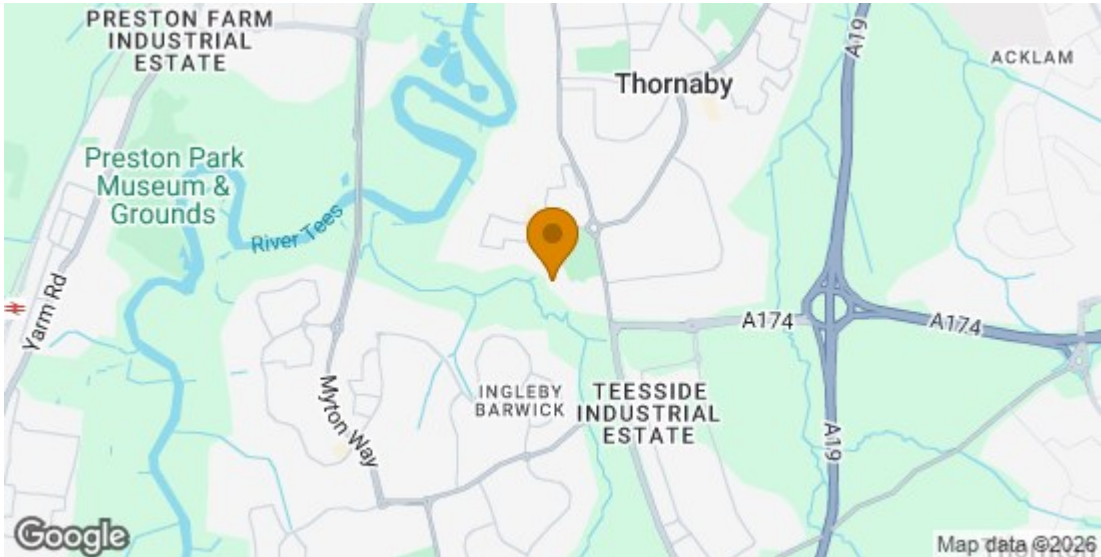
**EPC Rating:**

**TENURE:**

**COUNCIL TAX BAND: A**



Firbeck Walk, Stockton-On-Tees, TS17 0LR



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| 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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