



Located in a lovely popular cul-de-sac Gorton Close will not be in the rental market for long. Offering two double bedrooms and family bathroom on the upper level and a spacious lounge and newly fitted modern kitchen on the ground floor. External: Enclosed rear garden with ample parking. Location: Close to schools, shops and local amenities.

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

REQUIRED EARNINGS - TENANTS: £23,850pa; **GUARANTORS:** if required £28,620pa

RENT: £795

BOND: £917

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

Gorton Close, Billingham, TS23 2TF

2 Bedroom - House - Semi-Detached

£795 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: B



Entrance Hall

Laminate flooring, understairs storage cupboard and 1 x side double glazed entrance door.

Lounge

12'01 x 16'04 (3.68m x 4.98m)

1 x front bay double glazed window, laminate flooring, 1 x radiator and stairs to the upper level.

Kitchen

9'01 x 12'01 (2.77m x 3.68m)

1 x rear double glazed window, gas central heating boiler, electric hob/oven, laminate flooring and part tiled.

Landing

Carpet flooring, 1 x side double glazed window and loft access.

Bedroom

12'02 x 10'09 (3.71m x 3.28m)

1 x front double glazed window, 1 x radiator and carpet flooring.

Bedroom

12'02 x 9'01 (3.71m x 2.77m)

1 x rear double glazed window, 1 x radiator and carpet flooring.



Bathroom

9'02 x 5'00 (2.79m x 1.52m)

Fully tiled, bath, wash hand basin, heated towel rail, storage cupboard and extractor fan.

External

Rear Garden

Side Gate Entrance

Side Driveway

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)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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