



\*\*\* AVAILABLE NOW \*\*\*

We are delighted to bring to the market to let on a part furnished basis, this two bedroom end terraced property situated in a popular location of Stockton close to North Tees Hospital. The property internally comprises of entrance, lounge, kitchen, landing, two bedrooms and bathroom. The property would be ideal for a family or professional couple and benefits from being on a corner plot with a large front garden. Viewing comes highly recommended.

For a viewing contact SMITH & FRIENDS - Estate Agents Stockton-on-Tees, Early viewing is highly recommended.

REQUIRED EARNINGS: Tenants £23,250pa; Guarantor, if required £27,900pa  
RENT £775pcm  
BOND £894

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

**Inskip Walk, Stockton-On-Tees, TS19 8EF**

**2 Bedroom - House - End Terrace**

**£775 Per Calendar Month**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**



# Inskip Walk, Stockton-On-Tees, TS19 8EF



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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

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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