







Smith and Friends are delighted to bring to the market to let this three bedroom mid terraced property located in Thornaby. Offered on an Unfurnished basis, the property internally comprises of entrance hallway, lounge, dining area, kitchen, bathroom, landing, three bedrooms and separate WC. Viewing is highly recommended.

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

REQUIRED EARNINGS - TENANTS: £19,500pa; GUARANTORS: if required £23,400pa Rent £650 Bond £750

(Application is subject to a holding fee - please refer to our website for further details)

Ellerburne Street, Thornaby, TS17 7JL 3 Bedroom - House - End Terrace £650 Per Calendar Month **EPC Rating: D TENURE:** 

**COUNCIL TAX BAND: A** 



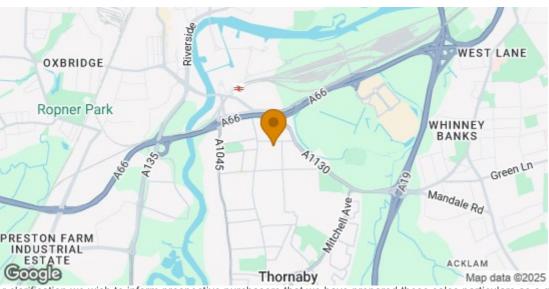
## Ellerburne Street, Thornaby, TS17 7JL











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80)		78
(55-68)	57	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directiv 2002/91/E	

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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