



This three bedroom semi detached house is located on a popular modern development off Darlington Lane close to local parkland, shops, schools for all age groups and regular bus services to the town centre and close to North Tees Hospital. The property offers family sized accommodation. Newly decorate throughout, with the benefit of gas central heating and uPVC double glazing. The accommodation briefly comprises: Entrance Hall, Cloakroom/WC with a white suite, spacious Lounge with French doors to the rear garden, fitted Kitchen/ Dining Room with built in oven and hob, Landing, three Bedrooms and Bathroom/WC with a white suite. Externally there is a open plan front garden, enclosed rear garden and driveway providing off street parking for two vehicles. To let on an unfurnished basis. Viewing highly recommended.

Monthly Rent
£ 730.00
Tenant Income
£ 21,900.00
Guarantor Income
£ 26,280.00

For a viewing contact ROBINSONS TEES VALLEY ESTATE AGENTS STOCKTON

in association with SMITH & FRIENDS.

Nightingale Drive, Stockton-On-Tees, TS19 8PG

3 Bedroom - House - Semi-Detached

£730 Per Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND B

www.robinsonsteesvalley.co.uk

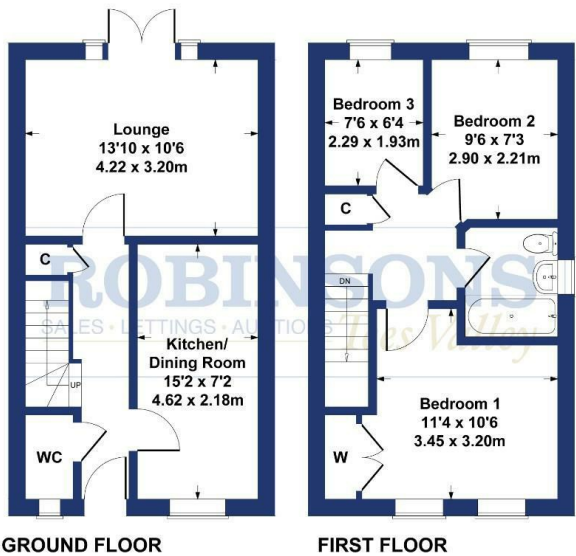
ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Nightingale Drive, Stockton-On-Tees, TS19 8PG

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Nightingale Drive

Approximate Gross Internal Area
724 sq ft - 67 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

