



This spacious and well-maintained 3/4 bedroom property is now available to rent and is ready for immediate occupation. Offering flexible living accommodation across two floors, this home is ideal for families, professional tenants, or those seeking additional living or dining space.

The ground floor comprises a generously sized kitchen positioned at the front of the property, providing ample worktop and storage space. There is a comfortable lounge area, perfect for everyday living and entertaining, along with a modern family bathroom. Two further rooms are located on the ground floor, one of which can be utilised as a bedroom or alternatively as a dining room, home office, or additional reception space, depending on individual needs.

To the first floor, the property offers two well-proportioned bedrooms, including one with fitted wardrobes, as well as a second bathroom, adding convenience for multi-occupancy living.

Externally, the property benefits from a private rear garden, a garage, and a driveway providing off-street parking. Situated in a set-back position off Thornaby Road, the property enjoys a convenient location close to a range of local shops, amenities, and excellent public transport links, with bus stops within easy reach.

Early viewing is highly recommended to appreciate the space, versatility, and location this property has to offer.
For a viewing contact SMITH & FRIENDS - Estate agents Stockton, Early viewing is highly recommended.

REQUIRED EARNINGS: Tenants £30,000pa; Guarantor, if required £36,000pa
RENT £1000
BOND £1153

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

Thornaby Road, Stockton-On-Tees, TS17 0BN

3 Bedroom - House - Semi-Detached

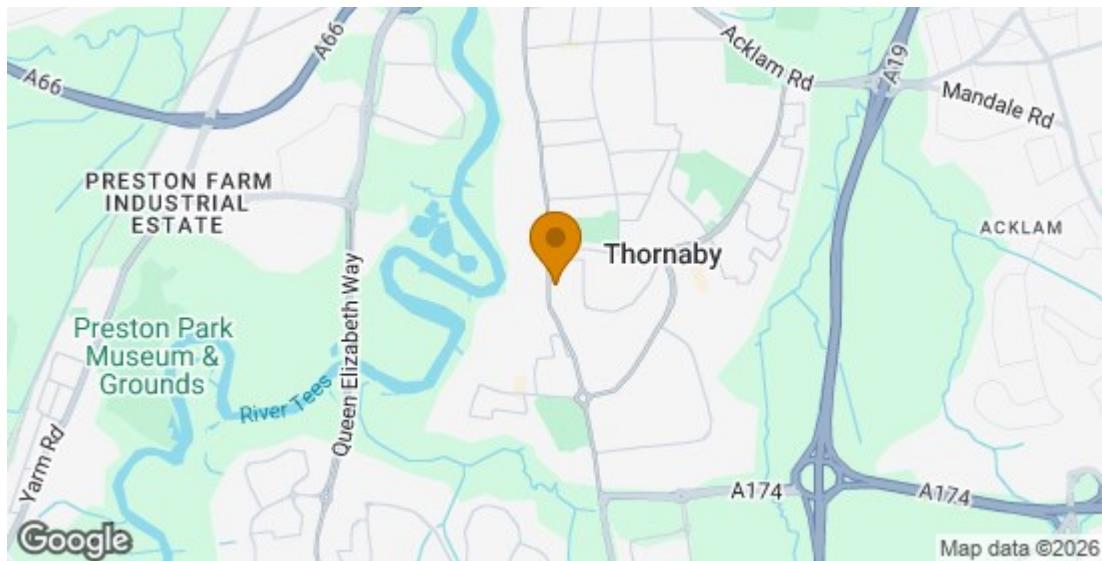
£1,000 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(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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 **SMITH & FRIENDS**
ESTATE AGENTS