



This well-presented two-bedroom property has recently come to the rental market and is available for immediate occupancy. The accommodation is thoughtfully laid out and offers comfortable living space throughout.

On the ground floor, the property features a welcoming and spacious open-plan entrance area leading into a fitted kitchen, which flows seamlessly into a bright and airy lounge —ideal for both relaxing and entertaining.

The first floor comprises two generously sized double bedrooms, both offering ample space for furnishings, along with a modern bathroom fitted with a clean white suite.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space suitable for a variety of uses. On-street parking is available to the front of the property.

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

REQUIRED EARNINGS - TENANTS: £17,850pa;
GUARANTORS: if required £21,420pa
 Rent £595
 Bond £686

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

Entrance Hallway

Entrance door and stairs to upper

Kitchen

Open plan with entrance, wall and base units and double glazed windows.

Lounge

Double glazed window and radiator

Landing

Carpet flooring

Bedroom

Double glazed window, carpet flooring and radiator

Bedroom

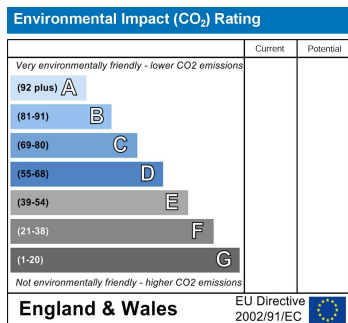
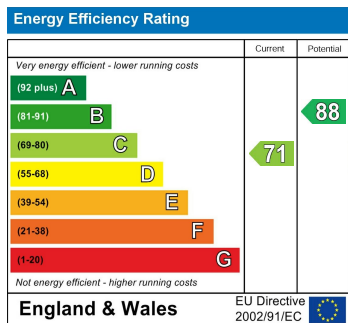
Double glazed window, carpet and radiator.

Bathroom

Double glazed window, bath, w/c and wash hand basin

External

Street parking and enclosed rear garden



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.