



\*\*\*Available Now\*\*\*Location is the standout feature of this beautifully presented home, ideally positioned directly opposite North Tees Hospital—making it perfect for healthcare professionals or anyone seeking convenience and excellent local amenities.

The property has been fully refurbished to a high standard throughout, offering a fresh, modern living space that is ready for you to move into straight away. Upon entering, you are welcomed by a bright entrance porch leading into a spacious hallway. The ground floor boasts a comfortable lounge, a separate dining room ideal for entertaining, and a stylish, modern fitted kitchen with contemporary finishes.

Upstairs, the property offers three well-proportioned bedrooms, including two generous double rooms and a versatile single bedroom, perfect for a child's room, guest space, or home office. The modern bathroom is finished to a high specification and features both a bath and a separate shower for added convenience.

Externally, the home benefits from a private driveway providing off-road parking, as well as a fully enclosed rear garden—ideal for enjoying outdoor time in a secure setting.

This attractive home is available to let immediately and offers a perfect blend of comfort, style, and an unbeatable location.

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

REQUIRED EARNINGS: Tenants £25,500pa; Guarantor, if required £30,600pa  
RENT £850 PCM  
BOND £980

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

**Whessoe Road, Stockton-On-Tees, TS19 8LB**

**3 Bedroom - House - Semi-Detached**

**£850**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: A**



# Whessoe Road, Stockton-On-Tees, TS19 8LB



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>	72	78
	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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