



AVAILABLE NOW

A modern and well presented three bedroom end terraced town house in the popular River View area. Internally comprising of entrance hallway, cloaks/WC, kitchen, first floor landing, lounge, master bedroom with en-suite, second floor landing, two bedrooms and bathroom/WC. Externally the property has a rear garden in addition to a garage and driveway. Benefits from uPVC double glazing and gas central heating. Viewing is highly recommended in order to appreciate the accommodation on offer.

UNFURNISHED

REQUIRED EARNINGS - TENANTS: £26,850pa; GUARANTORS: if required £32,220pa
BOND: £1032

Please contact Smith and Friends Stockton to arrange a viewing.

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

Willowsage Court, Stockton-On-Tees, TS18 3UQ

3 Bedroom - House - End Terrace

£895 PCM

EPC Rating: C

TENURE:

COUNCIL TAX BAND: D

Willowsage Court, Stockton-On-Tees, TS18 3UQ



HALLWAY

17'10 x 7'2 narrowing to 3'6 (5.44m x 2.18m narrowing to 1.07m)

CLOAK/WC

5'10 x 3'2 (1.78m x 0.97m)

KITCHEN/DINING ROOM

16'4 x 10' (4.98m x 3.05m)

FIRST FLOOR

LOUNGE

16'4 x 10'10 increasing to 11'4 (4.98m x 3.30m increasing to 3.45m)

BEDROOM 1

10' x 14'2 increasing to 11'4 (3.05m x 4.32m increasing to 3.45m)

EN SUITE/WC

5'4 x 4'8 increasing to 7'2 (1.63m x 1.42m increasing to 2.18m)

SECOND FLOOR

BEDROOM 2

16'4 x 10'10 (4.98m x 3.30m)

BEDROOM 3

16'4 x 10'10 (4.98m x 3.30m)

BATHROOM/WC

7'2 x 6'8 max (2.18m x 2.03m max)

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 incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	78	87
(81-91)	B		
(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

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