



AVAILABLE FROM MID JANUARY 2026

Individually designed five bedroom detached house in the lovely village of Long Newton approximately 4 miles from Stockton-on-Tees and 6 miles from Darlington.

To let on an unfurnished basis. Attractive gardens, large garage, excellent off street parking, hot tub and open aspect to the rear.

In good order throughout. Ground floor: Porch, Entrance Hallway, Cloakroom/WC, 23' Lounge, separate Sitting Room, large L shape fitted Kitchen/ Dining Room. First floor: Landing, three Bedrooms - one with En Suite Shower Room/WC and family Bathroom/WC. Second floor: two Bedrooms.

Great village location just off the A66 with excellent transport links to Darlington, Stockton and Middlesbrough.

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

UNFURNISHED

REQUIRED EARNINGS: Tenants £59,850pa; Guarantor, if required £71,820pa

RENT £1995

BOND £2301

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

Rectory Lane, Stockton-On-Tees, TS21 1PH

5 Bedroom - House - Detached

£1,995 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: F

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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			

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