



**\*\*AVAILABLE NOW\*\***

This three bedroom mid terrace house is located on the popular Roseworth development approximately two miles from Stockton town centre. Within east walking distance of local shops, schools, bus services and North Tees hospital. The property offers spacious accommodation with the benefit of gas central heating and uPVC double glazing. The accommodation briefly comprises: Entrance Hall, Lounge, newly fitted Kitchen/Dining Room with built in oven and hob, Utility Room, Landing, three Bedrooms and Bathroom/WC with a white suite. Externally there is a open plan front garden and good sized enclosed rear garden with patio area.

REQUIRED EARNINGS - TENANTS: £21,000pa; GUARANTOR: if required £25,200pa

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

RENT: £700  
BOND: £807

**Rochester Road, Stockton-On-Tees, TS19 9ER**

**3 Bedroom - House - Mid Terrace**

**£700 Per Calendar Month**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**



Rochester Road, Stockton-On-Tees, TS19 9ER



| 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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