



ROBINSONS TEES VALLEY are delighted to market this three bed mid terraced property.

The living accommodation briefly comprises; a hallway, generous size lounge, dining room, kitchen and a utility room.

To the first floor is a beautiful well-lit landing area, followed by three generous size bedrooms. All three bedrooms are being served by the family bathroom and separate wc.

The property has a large rear garden and lawned to the front.

For a viewing contact ROBINSONS TEES VALLEY - Estate agents Stockton

In Association with SMITH & FRIENDS Ltd.

UNFURNISHED / NO SMOKERS / PETS OK
 REQUIRED EARNINGS: Tenants £16,500; Guarantor, if required £19,800
 RENT £650
 BOND £750

Lansdowne Road, Stockton-On-Tees, TS17 8EU

3 Bedroom - House - Terraced

£650 Per Calendar Month

EPC Rating: C

TENURE:

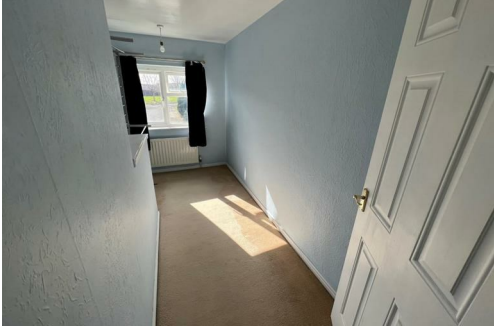
COUNCIL TAX BAND A

www.robinsonsteesvalley.co.uk

ROBINSONS
 SALES • LETTINGS • AUCTIONS *Tees Valley*

Lansdowne Road, Stockton-On-Tees, TS17 8EU

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Lansdowne Road



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

