



*** Available To Let End June**

Smith and Friends are pleased to bring to the market this rare 3 Bedroom Detached Bungalow to let, in the sort after Hartburn area of Stockton-on-Tees. The property comprises of a welcoming reception hallway, a generous sized reception room, Spacious kitchen, three good size bedrooms, bathroom with a beautiful walk in shower, extensive gardens to the front and rear, leading to a recently new resin long driveway and single detached garage. Ideally located within walking distance of fantastic schools, local amenities and commuter routes just a short drive away simply adds to this fantastic properties desirability.

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

RENT: £1100
BOND :£1269

UNFURNISHED
REQUIRED EARNINGS: Tenants £33,000 pa; Guarantor, if required £39,600pa

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

Melsonby Grove, Stockton-On-Tees, TS18 5PF

3 Bedroom - Bungalow - Semi Detached

£1,100 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: C



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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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