



\*\*\*AVAILABLE JANUARY 2026 \*\*\*

This beautiful two bedroom property has come to the market to rent ready to move straight into. In an excellent location close to the University Campus, shops, local amenities and walking distance to David Lloyds Leisure Club. Comprising on the ground floor there is an entrance hallway with storage, cloakroom, generous modern kitchen and lounge located to the rear of the property. The upper level offers two double bedrooms with the master bedroom having ensuite facilities and a main bathroom. External: Parking and a generous rear garden mainly laid to lawn and patio area.

For a viewing contact Smith and Friends, Stockton. Early viewing is highly recommended.

REQUIRED EARNINGS: Tenants £26,700pa; Guarantor, if required £32,040pa  
RENT £890  
BOND £1026

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

**Ivy Drive, Stockton-On-Tees, TS18 2SH**

**2 Bedroom - House - Terraced**

**£890 Per Calendar Month**

**EPC Rating: C**

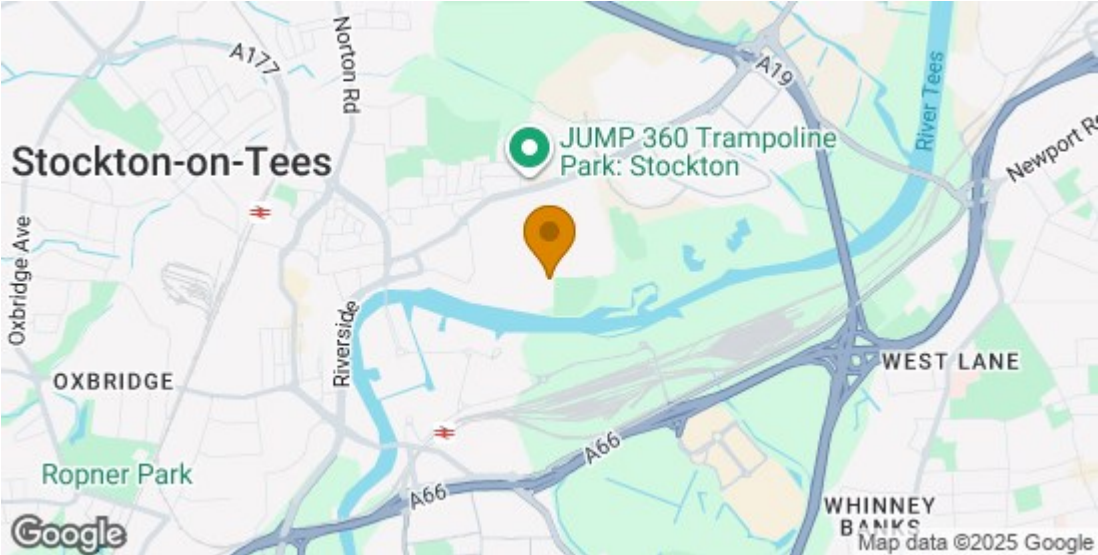
**TENURE:**

**COUNCIL TAX BAND: B**





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