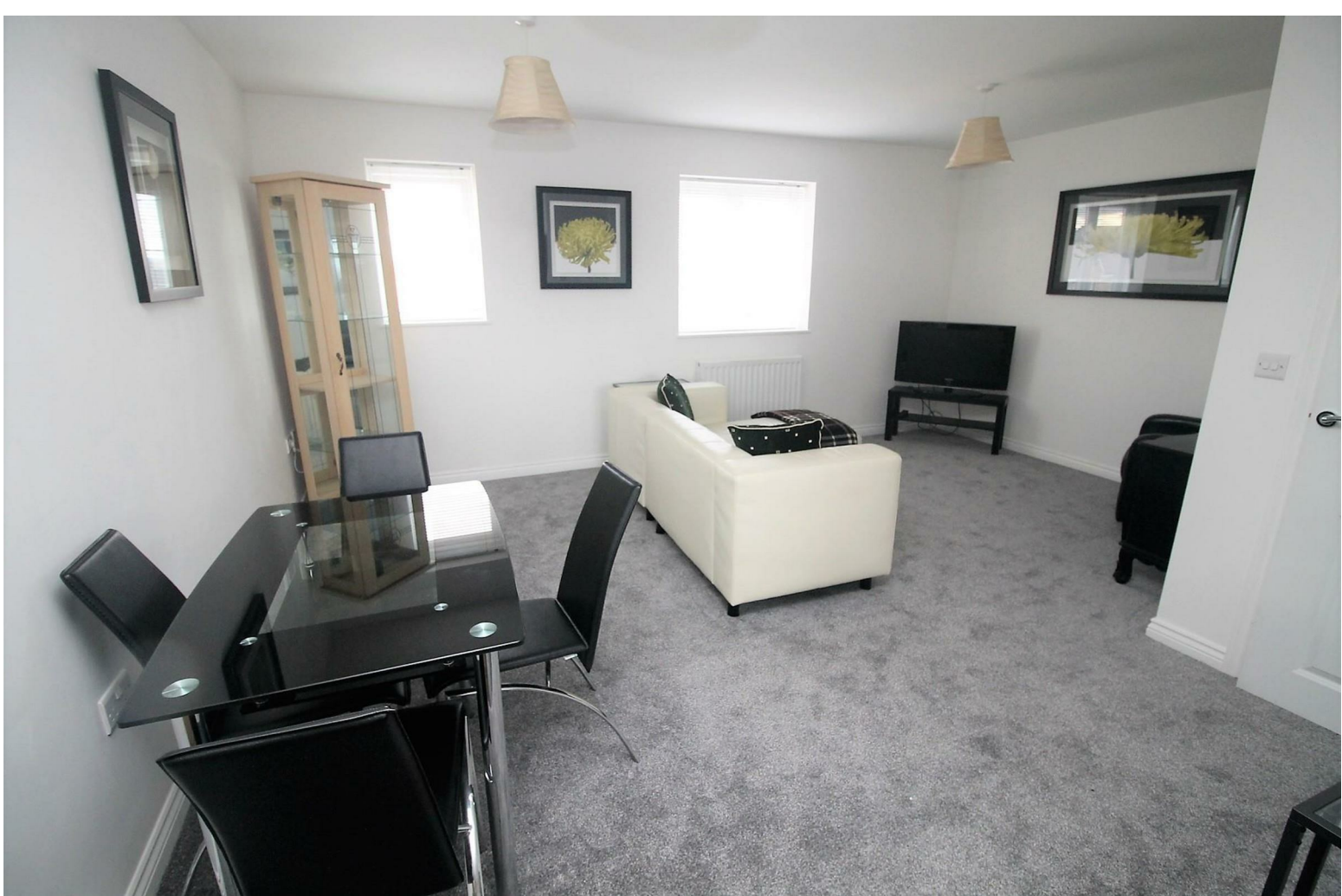




AVAILABLE FROM DECEMBER - MOVE IN FOR CHRISTMAS

A smart and well presented part furnished two bedroom top floor apartment, situated on a modern development. The property comprises of entrance hallway, lounge, kitchen with appliances with, oven, hob, washing machine and fridge freezer, two bedrooms and bathroom/WC. The property has a double bed, wardrobe, sofa, dining table and 4 chairs. The property benefits from gas central heating, uPVC double glazing and an allocated parking space. Viewing is highly recommended.

For a viewing contact SMITH AND FRIENDS - Estate agents Stockton, Early Viewing is Highly Recommended

REQUIRED EARNINGS - TENANTS: £19,500pa; GUARANTORS: if required £23,400pa
RENT £650
BOND £750

(Application is subject to a holding fee - please refer to our website for further details)

49 Mulberry Wynd, Stockton-On-Tees, TS18 3BF

2 Bedroom - Apartment

£650 Per Calendar Month

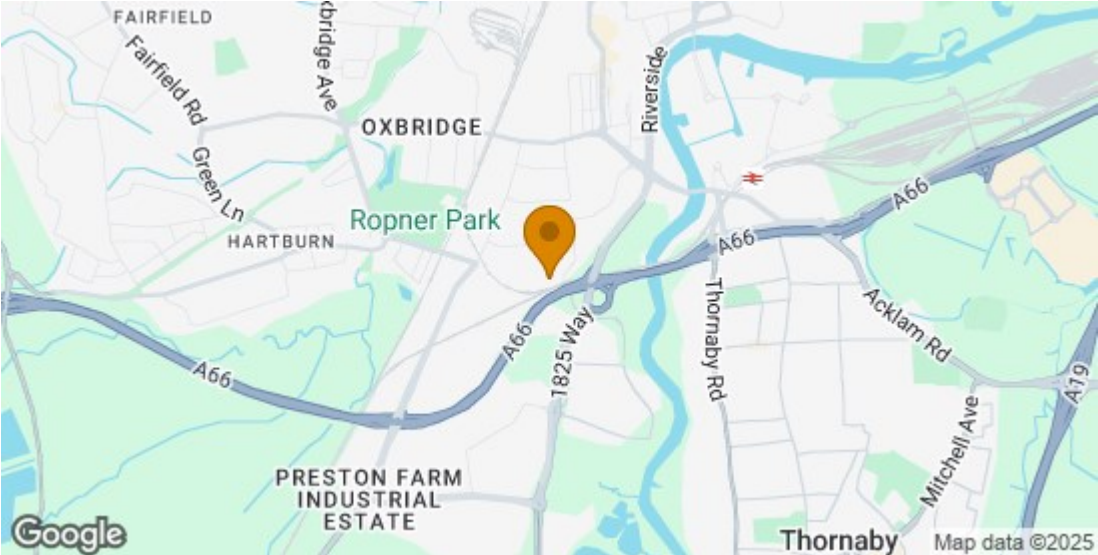
EPC Rating: C

TENURE:

COUNCIL TAX BAND: A



49 Mulberry Wynd, Stockton-On-Tees, TS18 3BF



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	77	78
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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stockton@smith-and-friends.co.uk

