







*** AVAILABLE IMMEDIATELY *** A well presented TWO BEDROOM flat offering modern and comfortable accommodation, conveniently located within easy reach of Stockton Town Centre, local shops, amenities and transport links.

The property benefits from a newly fitted modern kitchen and contemporary bathroom, making it an ideal choice for professionals, couples or a small family.

The accommodation briefly comprises; entrance hallway, spacious lounge, modern fitted kitchen, two bedrooms and a stylish bathroom.

Offering a fantastic combination of modern living and a convenient location, this property is ready for immediate occupancy.

EARLY VIEWING IS HIGHLY RECOMMENDED.

REQUIRED EARNINGS: Tenants £18,750 Guarantor, if required £22,500pa
RENT £625
BOND £721
(Application is subject to a Holding Fee - please refer to our website for further details)

Yarm Road, Stockton-On-Tees, TS18 3PE
2 Bedroom - Flat - Conversion
£625 Per Calendar Month
EPC Rating: C
TENURE:
COUNCIL TAX BAND: A

SMITH & FRIENDS
ESTATE AGENTS

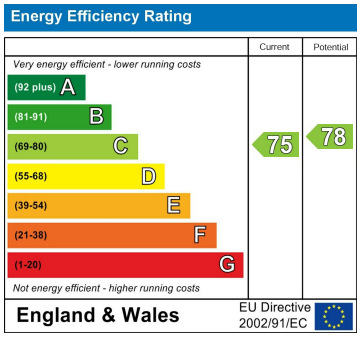
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

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