



Drake Road, TS20 2LA  
3 Bed - House - Mid Terrace  
£595 Per Calendar Month

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Deceptively spacious three bedroom mid terraced house which would be an ideal family home. Recently refurbished and redecorated throughout, the property is offered to let on an unfurnished basis. Popular residential area and close to all amenities, the property benefits from gas central heating and double glazing. Comprising of entrance hall, large lounge/dining room, re-fitted kitchen with built-in oven and hob, three good size bedrooms and bathroom/WC with white suite. Externally are gardens to front and rear in addition to off street parking. Viewing is recommended.

**REQUIRED EARNINGS - TENANTS:** £17,850pa;  
**GUARANTORS:** if required £21,420pa  
**BOND:** £595

#### ENTRANCE HALLWAY

Via uPVC double glazed front entrance door with stairs leading to landing and door leading into lounge.

#### LOUNGE

**15.5 into alcove x 15' (4.57m, 1.52m into alcove x 4.57m')**

uPVC double glazed windows to front and rear elevations, single radiator and door leading into kitchen.

#### KITCHEN

**10'2 x 8'5 (3.10m x 2.57m)**

A fitted kitchen with a range of wall, floor and drawer units incorporating an electric cooker point, worktop with inset stainless steel sink unit with mixer tap and single drainer, plumbing for washing machine, space for fridge/freezer, wall mounted boiler which provides heating and hot water to the property, uPVC double glazed window to rear elevation and uPVC double glazed door leading to rear garden.

#### LANDING

Which is approached via stairs from entrance hallway with uPVC double glazed window to rear elevation, doors leading to three bedrooms and bathroom/WC.

#### BEDROOM 1

**14'6 x 8'3 (4.42m x 2.51m)**

uPVC double glazed window to rear elevation and single radiator.

#### BEDROOM 2

**15' x 7'6 maximum (4.57m x 2.29m maximum)**

uPVC double glazed window to rear elevation and single radiator.

#### BEDROOM 3

**11'2 x 6'6 (3.40m x 1.98m)**

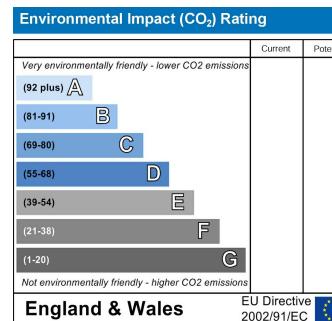
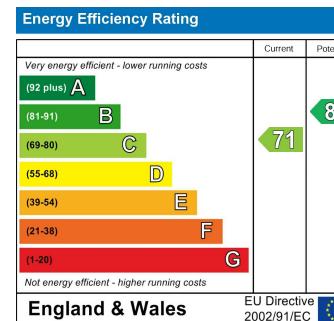
uPVC double glazed window to front elevation and single radiator.

#### BATHROOM/WC

Suite comprising of bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, uPVC double glazed window to rear elevation and single radiator.

#### OUTSIDE

To the front there is a driveway which is enclosed by double wrought iron timber gates with easily maintained front garden. To the side there is a shared footpath which via alleyway leads in turn to a gated access leading to the rear garden. The rear area is all paved with a gravelled area enclosed by timber fencing in addition to having a useful brick-built storage shed.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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

**Tel: 01642 607555**

**stockton@robinsonsteesvalley.co.uk**

**www.robinsonsestateagents.co.uk**

