



AVAILABLE NOW

An exceptionally well presented three bedroom mid terrace house which is situated in a popular location of Hardwick, Stockton. The property which was built by Barratt Homes in 2010 offers accommodation comprising of entrance vestibule, cloaks/WC, lounge, kitchen/dining area, landing, three bedrooms and bathroom/WC. Externally, the property has easily maintained gardens to the front and rear with the front overlooking the Green area, in addition to double parking space to the rear. The property benefits from gas central heating, uPVC double glazing and in our opinion a viewing is essential in order to appreciate the accommodation on offer. This property is to let on an unfurnished basis.

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

UNFURNISHED

REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa

RENT £750pcm

BOND £865pcm

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

Cavendish Walk, Stockton-On-Tees, TS19 8WG

3 Bedroom - House - Mid Terrace

£750 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			92
(81-91) B			
(69-80) C			75
(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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