



\*\*\*Available 1st February \*\*\*

A smart and well presented three bedroom mid terraced house comprising of entrance hallway, lounge, dining area, kitchen, landing, three bedrooms and bathroom/WC. Benefits from gas central heating, uPVC double glazing, garden to rear and driveway to the front.

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

REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa  
RENT £650  
BOND £750

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

**Dinsdale Road, Stockton-On-Tees, TS19 8NE**

**3 Bedroom - House - Terraced**

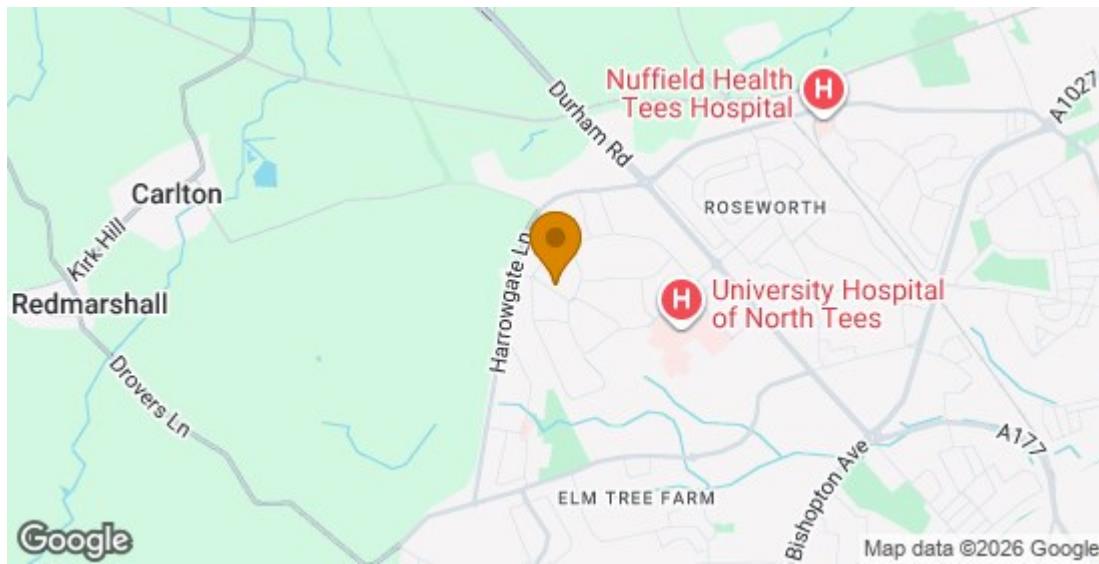
**£650 Per Calendar Month**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**

# Dinsdale Road, Stockton-On-Tees, TS19 8NE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			67
(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

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

**01642 607555**

**stockton@smith-and-friends.co.uk**

**SMITH &  
FRIENDS**  
ESTATE AGENTS