







Offered to the rental market on an unfurnished basis, this well-presented and deceptively spacious home is ready to move straight into. The property has been well maintained throughout and offers a versatile layout.

The ground floor provides an excellent amount of living space, beginning with a welcoming entrance leading into the spacious lounge. Internal double doors open through to the impressive open-plan EXTENDED kitchen/dining area, creating a sociable and practical space ideal for both everyday family living and entertaining. The open-plan design allows plenty of room for a dining table and chairs whilst maintaining a well-proportioned kitchen area.

To the first floor are two good-sized double bedrooms, both offering comfortable and versatile accommodation, together with the family bathroom.

Externally, the property benefits from enclosed gardens to both the front and rear, providing useful outdoor space. To the rear is a detached garage and driveway, offering valuable off-street parking and additional storage.

UNFURNISHED
REQUIRED EARNINGS: Tenants £24,000pa; Guarantor, if required £28,800pa
RENT £800 PCM
BOND £923
(Application is subject to a Holding Fee - please refer to our website for further details)

Thornaby Road, Stockton-On-Tees, TS17 9HD
2 Bed - House - Semi-Detached
£800 Per Calendar Month
EPC Rating: D
Council Tax Band: B
Tenure:

SMITH & FRIENDS
ESTATE AGENTS

Thornaby Road, Stockton-On-Tees, TS17 9HD

LOUNGE
Double glazed front entrance door, double glazed window to front aspect, radiator, fire and surround, Oak flooring, stairs to upper level.

DINER
Double glazed double doors to rear aspect, Oak flooring, wall radiator.

KITCHEN
Double glazed windows to front and rear rear aspects, double glazed door to rear garden, open plan with diner, sink and drainer.

LANDING
Double glazed window to side aspect, carpet, loft access.

BEDROOM ONE
Two double glazed windows to front aspect, two radiators, cupboard, carpet.

BEDROOM TWO
Double glazed window to rear aspect, radiator, carpet, cupboard.

BATHROOM
Bath, shower, wash hand basin, WC, heated towel rail, tiled flooring, double glazed window to rear aspect.









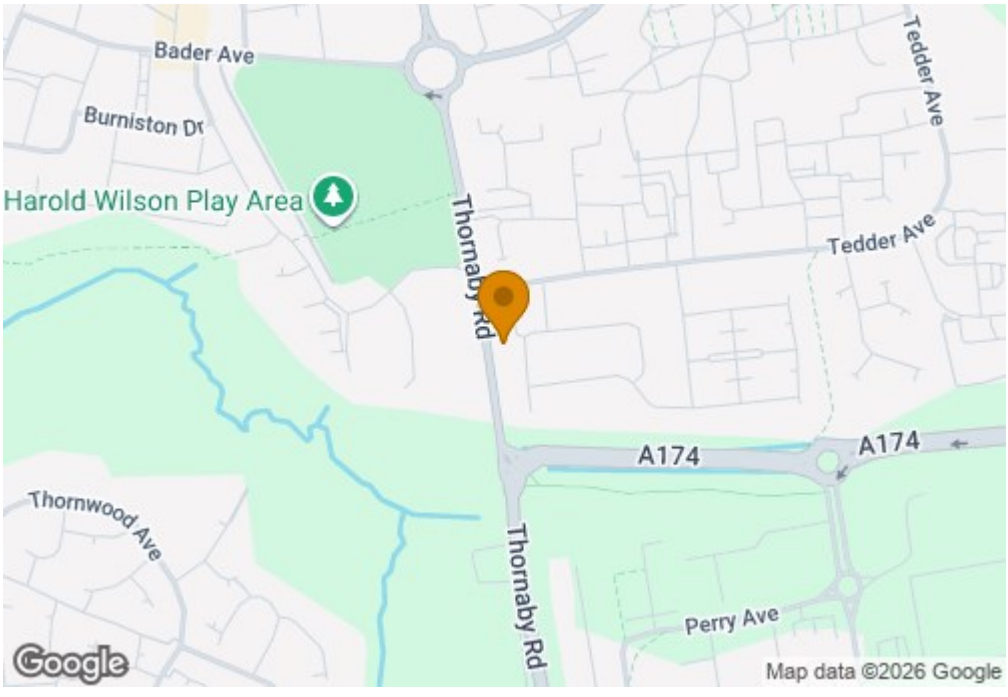


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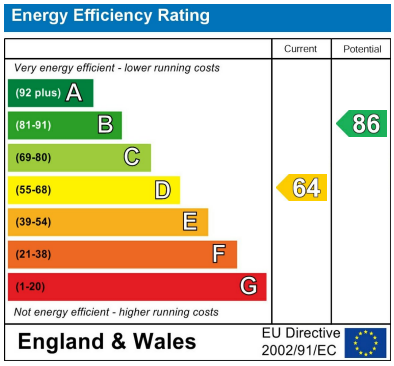






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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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

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