



\*\*\* AVAILABLE NOW\*\*\*

THREE RECEPTION ROOMS, THREE BEDROOMS !!!! This semi-detached house has come to the market ready to rent immediately. Comprising of an entrance hallway, lounge, two further reception rooms, fitted kitchen and a sun room with doors leading out to the generous rear garden. The upper level offers three bedrooms and a shower room.

For a viewing contact Smith & Friends Estate Agents - Stockton.  
Early Viewing is Highly Recommended

UNFURNISHED  
REQUIRED EARNINGS: Tenants £22,500; Guarantor, if required £27,000pa  
RENT £750  
BOND £865  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Dundas Street, Stockton-On-Tees, TS19 0EX**  
**3 Bedroom - House - Semi-Detached**  
**£750 Per Calendar Month**  
**EPC Rating: D**  
**TENURE:**  
**COUNCIL TAX BAND: A**



# Dundas Street, Stockton-On-Tees, TS19 0EX



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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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