



Excellent two bedroom end terraced house to let on an unfurnished basis. Good decorative order with gas central heating and uPVC double glazing, viewing is highly recommended. Comprises of entrance hall, cloakroom/WC, lounge with electric fire, fitted kitchen/breakfast room with built-in oven, hob and fridge/freezer, landing, two double bedrooms and large bathroom/WC with a white suite. Low maintenance front garden with off street parking, south facing rear garden with large timber shed and close to all amenities.

For a viewing contact SMITH & FRIENDS Ltd - Estate Agents Stockton-on-Tees, Early viewing is highly recommended.

REQUIRED EARNINGS - TENANTS: £18,000pa; GUARANTORS: if required £21,600pa  
Rent £600  
Bond £692

(Application is subject to a holding fee - please refer to our website for further details)

**Briar Road, Stockton-On-Tees, TS17 8NF**

**2 Bedroom - House - End Terrace**

**£600 Per Calendar Month**

**EPC Rating: C**

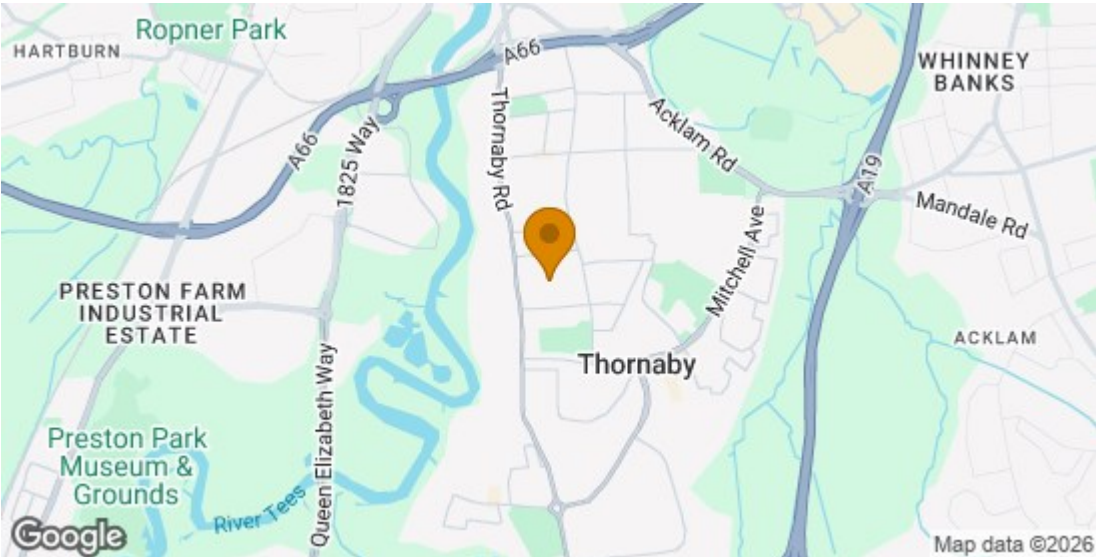
**TENURE:**

**COUNCIL TAX BAND: A**





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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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