



An exceptionally well presented and refurbished three bedroom mid terrace house which comes with easily maintained gardens to both the front and rear, in addition to a driveway and single garage. The property which has a newly fitted kitchen, a modern bathroom and benefits from gas central heating via combination boiler. The property comprises of entrance porch, lounge, kitchen/dining area, landing, three bedrooms and bathroom/WC. Externally, the property has gardens to the front and rear.

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

REQUIRED EARNINGS - TENANTS: £21,750pa; GUARANTORS: if required £26,100pa

RENT £725pcm  
BOND £836pcm

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

**Surbiton Road, Stockton-On-Tees, TS19 7SF**

**3 Bedroom - House - Terraced**

**£725 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: B**



## ENTRANCE PORCH

Via double glazed entrance door with glazed windows to the front and side elevations, doorway leading through to lounge

## LOUNGE

13'5 x 12'0 (4.09m x 3.66m)

uPVC double glazed window to the front elevation, double radiator, newly laid carpets, stairs leading to landing, door leading into kitchen/dining area.

## KITCHEN/DINING AREA

14'11 x 10'9 (4.55m x 3.28m)

A modern fitted kitchen with an excellent range of wall floor and drawer units incorporating an electric cooker, washing machine, worktop with inset one and a half bowl ceramic sink unit with mixer tap, space for fridge freezer, uPVC double glazed window to the rear elevation, leading into dining area.

## DINING AREA

With uPVC double glazed french doors leading to the rear garden, space for dining/breakfast table, laminate flooring, double radiator, under stairs storage cupboard.

## LANDING

Approached via stairs from lounge with doors leading to bedrooms 1,2,3, built in storage cupboard housing a Baxi wall mounted boiler which provides heating and hot water to the property, door leading to bathroom/WC.

## BEDROOM ONE

13'1 x 8'3 (3.99m x 2.51m)

uPVC double glazed window to the rear elevation, double radiator.

## BEDROOM TWO

10'11 x 8'2 (3.33m x 2.49m)

uPVC double glazed window to the front elevation, single radiator.

## BEDROOM THREE

10'2 x 6'6 (3.10m x 1.98m)

uPVC double glazed window to the front elevation, single radiator.

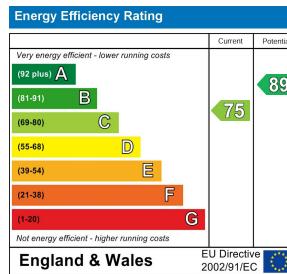
## BATHROOM/WC

With bathroom suite comprising of bath with over bath shower and folding splash screen, pedestal wash hand basin with mixer tap, low level WC, uPVC double glazed window to the rear elevation.

## OUTSIDE

To the front there is an easily maintained front garden which has a laid to lawn area with slate chippings with flower beds and footpath leading to the front entrance door. To the rear is a slate chipped rear garden enclosed by timber fencing with water tap. In addition to the front, there is also a driveway and single garage which is the third one from the left with a black door.

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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