



88 HAMPTON ROAD,
STOCKTON-ON-TEES, TS18
4DX

- ▲ Two Double Bedroom Terrace Property
- ▲ Spacious Living Room Opening To Dining Room
- ▲ Fitted Kitchen With Oven & Hob
- ▲ Modern Bathroom With Shower
- ▲ Newly Decorated/Some New Carpets
- ▲ Rear Courtyard/Street Parking
- ▲ Gas Central Heating & Double Glazing
- ▲ Available Immediately
- ▲ Offered Unfurnished
- ▲ No Pets, Smokers Or DSS
- ▲ Bond £495



Residential Lettings

Rent: £395 Per Calendar Month Bond: £495

Michael Poole
property consultants

www.michaelpoole.co.uk

88 HAMPTON ROAD, STOCKTON-ON-TEES, TS18 4DX

Michael Poole are pleased to welcome to the rental market this spacious two bedroom mid terrace property, briefly comprises entrance hallway, open plan living room / dining room, kitchen, two double bedrooms and spacious bathroom. This property has the added benefit of gas central heating, double glazing, and rear courtyard.
Council Tax Band A
Bond £495

Children Welcome
No Smokers
No DSS
No Students
No Pets



GROUND FLOOR

HALLWAY - '

LOUNGE - 3.15 (10'4")m plus bay x 3.25 (10'8")m plus alcove
10'4 plus bay x 10'8 plus alcove. Modern fire surround with marble inset and hearth and pebble effect electric fire. Opens to dining room.

DINING ROOM - 3.38 (11'1")m x 3.07 (10'1")m plus alcove
plus alcove.

KITCHEN - 4.22m x 1.83m (13'10" x 6')

Modern range of units, built in gas hob and fan assisted electric oven/grill with a chimney style extractor hood over. Breakfast bar and stool. Space and plumbing for an automatic washing machine. Side access door.

FIRST FLOOR

LANDING - Access to a loft room. Airing cupboard.

BEDROOM ONE - 4.45 (14'7")m plus alcove x 3.15 (10'4")m
14'7 plus alcove x 10'4.

BEDROOM TWO - 3.4m x 2.67m (11'2" x 8'9")

BATHROOM/WC - 2.62m x 2.08m (8'7" x 6'10")

White three piece suite and electric shower over the bath with a glazed screen.



tel: **01642 649 649** email: lettings@michaelpoole.co.uk

To apply for this property please email or call Michael Poole using the above details

In order to apply for this or any other properties through Michael Poole, you will have to pay an administration fee. This consists of :
£180 for a single person application
£250 for a joint application
£70 extra for each additional applicant
£50 Guarantor application
£300 Company application

The application fee is used to carry out Referencing and Credit checks to confirm suitability.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**

Email: lettings@michaelpoole.co.uk