



Beale Close, Ingleby Barwick, TS17 0RU
4 Bed - House - Detached
£1,495 Per Calendar Month

EPC Rating: C
Tenure:
Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Beale Close

Ingleby Barwick Stockton-On-Tees TS17 0RU

Available to let immediately, this well-presented and substantially extended four-bedroom detached property is ideally situated in the highly sought-after Lowfields area, close to a range of local shops, schools, amenities and excellent transport links.

The property briefly comprises an entrance hallway leading into a spacious, light-filled reception room, creating a welcoming first impression. To the rear is the impressive open-plan kitchen/diner, providing an excellent modern family and entertaining space, with direct access into a conservatory offering additional living accommodation. A convenient downstairs WC completes the ground floor.

To the first floor are four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a private ensuite, while bedroom two features a useful vanity room. There is also a tiled family bathroom fitted with a three-piece suite and shower over the bath.

Externally, the property benefits from a large block-paved driveway to the front, providing ample off-street parking, alongside a single integral garage and a small bedded rockery area.

To the rear is an enclosed south-facing garden, featuring a paved patio and raised lawn area. The garden enjoys an excellent sunny aspect, capturing the south-facing sun throughout the day, making it an ideal space for outdoor relaxation and entertaining.

Located in the popular Lowfields area, the property is conveniently positioned for local schools, shops and amenities, with excellent road connections to the A66, A19 and A174, making it well suited to families and professionals alike.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

UNFURNISHED - Subject to Terms & Conditions.

REQUIRED EARNINGS: Tenants £44,850pa; Guarantor, if required £53,820pa

RENT £1495 PCM

BOND £1725

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











GROUND FLOOR

Entrance Hall

Downstairs WC

Lounge

19'10" x 10'0" (6.05m x 3.07m)

Reception Room

10'8" x 10'0" (3.27m x 3.07m)

Kitchen / Diner

16'0" x 12'11" (4.90m x 3.96m)

Conservatory

17'5" x 12'9" (5.31m x 3.90m)



FIRST FLOOR

Landing

Bedroom 1

11'2" x 11'1" (3.41m x 3.38m)

En-Suite

Bedroom 2

14'11" x 10'5" (4.56m x 3.18m)

Bedroom 3

11'2" x 10'2" (3.41m x 3.12m)

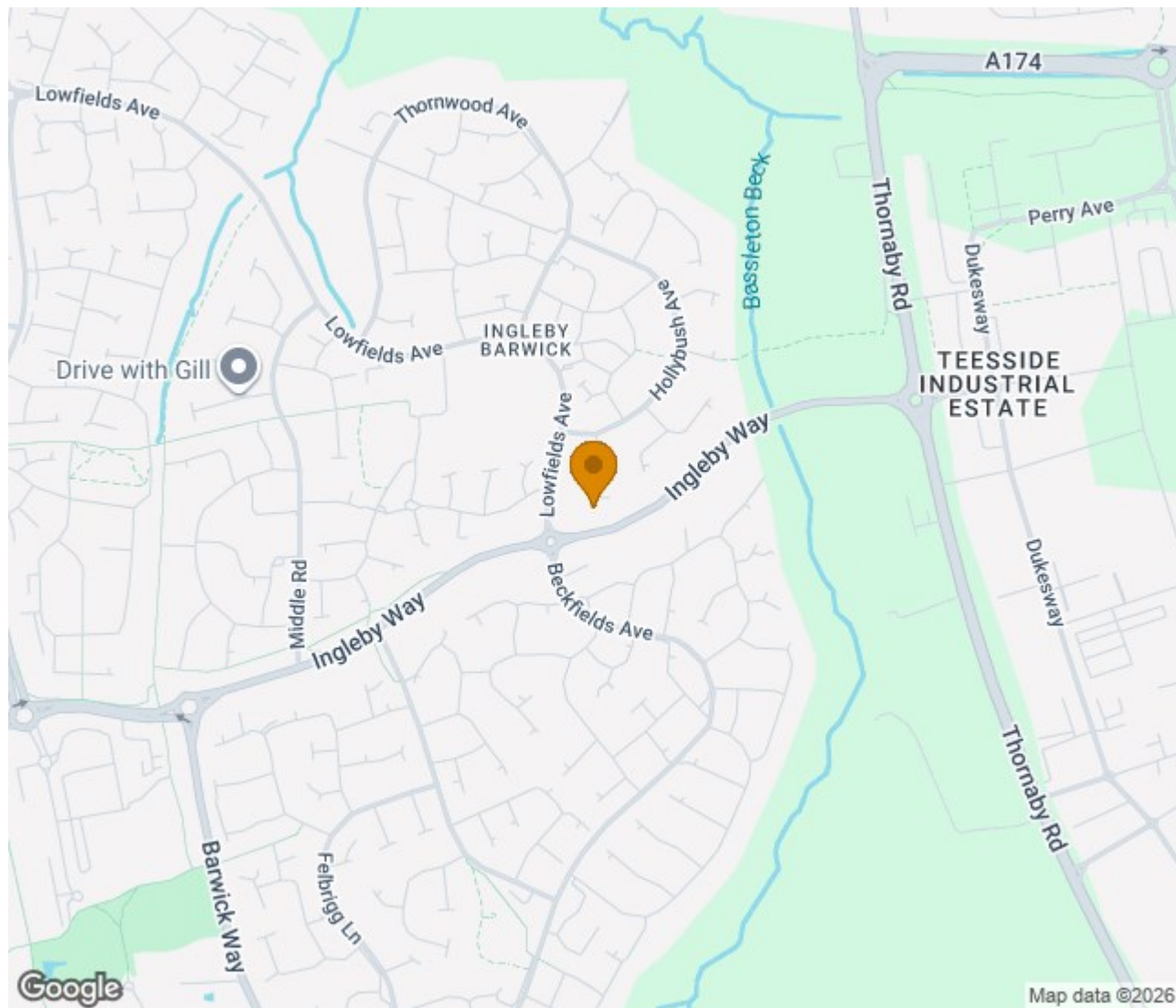
Bedroom 4

10'2" x 8'8" (3.12m x 2.66m)



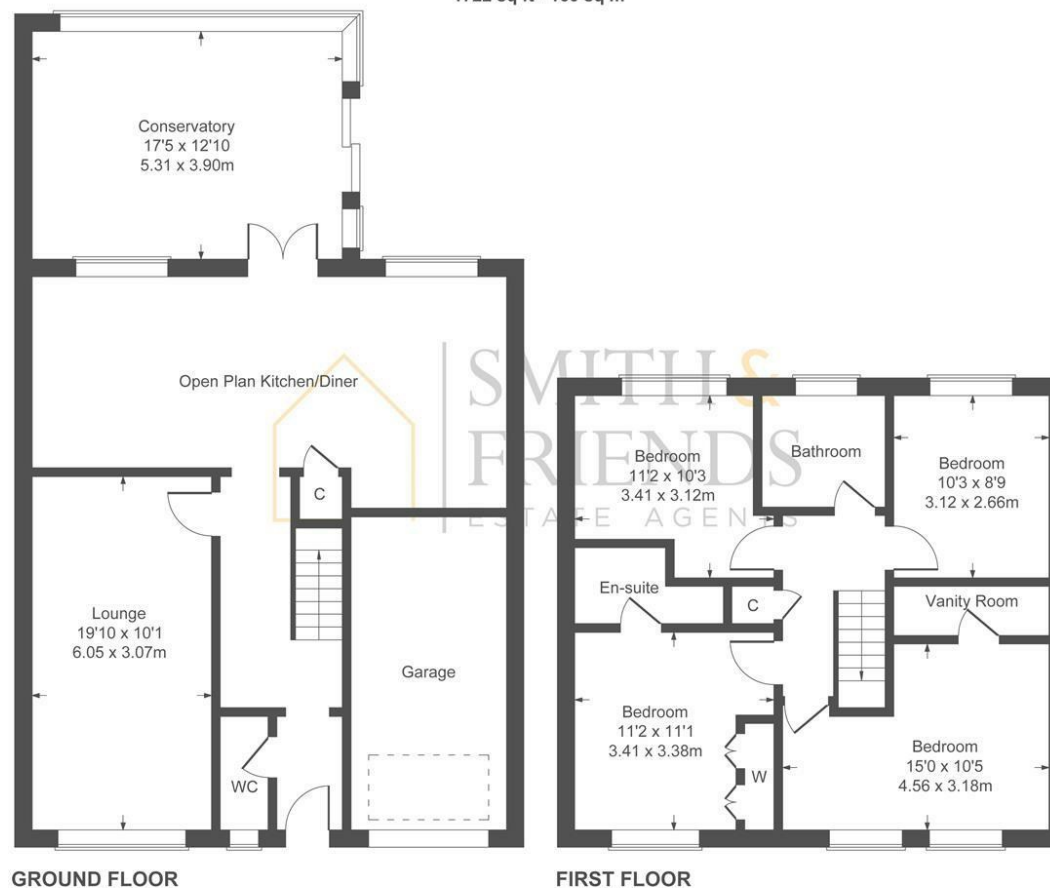
Family Bathroom

SINGLE INTEGRAL GARAGE



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Approximate Gross Internal Area
1722 sq ft - 160 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(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	

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