



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are pleased to bring to the market this Two Bedroom Semi-Detached House, located in a quiet cul de sac position in the popular Beckfields area of Ingleby Barwick. Close to local shops, schools and bus routes. Offered to let on an unfurnished basis.

The property briefly comprises: Entrance Porch, Spacious Lounge, Fitted Kitchen/ Dining Room, Two Bedrooms and Bathroom/WC. Externally the property hosts an Open Plan Front Garden, Long Block Paved Driveway providing off street parking facilities, and an Enclosed Rear Garden with Paved Patio Area.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to pet rent.

Morville Court, Stockton-On-Tees, TS17 0XY

2 Bedroom - House - Semi-Detached

£850 Per Calendar Month

EPC Rating: D

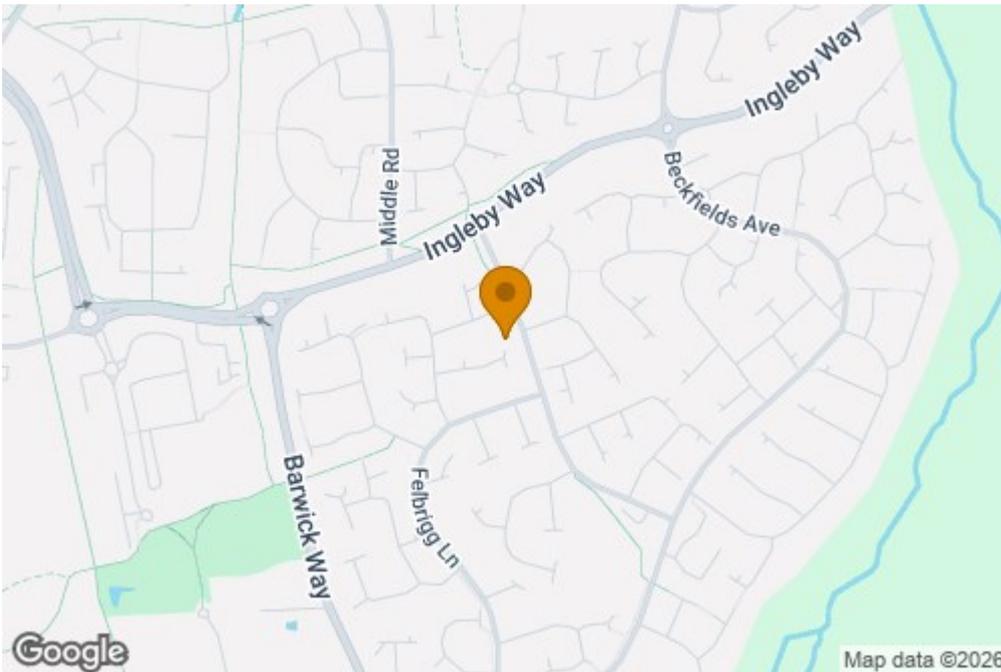
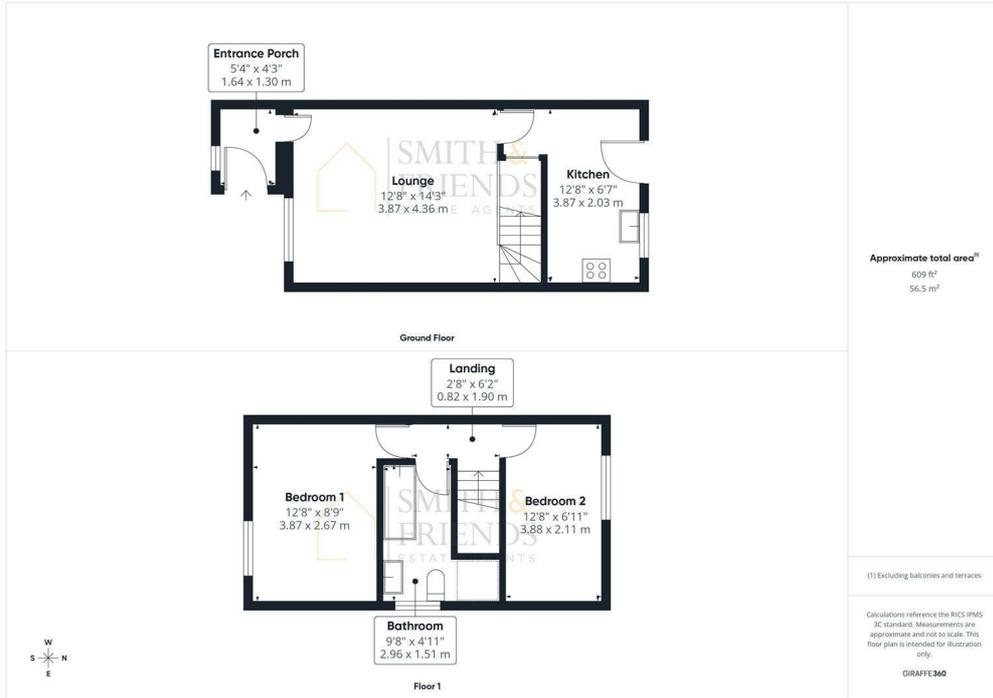
Tenure:

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

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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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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