



Oakwood Gardens, Middlesbrough, TS6 0GG
3 Bed - House - Semi-Detached
£975 Per Calendar Month

Council Tax Band: C
EPC Rating: B
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Oakwood Gardens, TS6 0GG

*** AVAILABLE IMMEDIATELY ***
*** FULLY FURNISHED ***

SMITH & FRIENDS are delighted to offer to the market this beautifully presented and ready to move into three bedroom semi detached town house.

The property briefly comprises; Entrance Hallway, Downstairs Cloakroom/WC, Stunning Fitted Kitchen and Dining Room with Integrated Appliances and the Living Room to the rear with doors to the Rear Garden. To the First Floor Landing are Two Bedrooms and a Master Bathroom Fitted with a White Three Piece Suite. To the Second Floor Landing is the impressive Master Bedroom which has the benefit of an En-Suite Shower Room. Externally, the property occupies a fantastic plot with a driveway to the side of the property for 2 cars leading to the single garage. To the rear of the property is a well maintained garden which is mainly laid to lawn with gated side access.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is Highly Recommended.

FULLY FURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.
REQUIRED EARNINGS: Tenants £29,250pa; Guarantor, if required £35,100pa
RENT £975 PCM
BOND £1,125
(Application is subject to a Holding Fee - please refer to our website for further details)

GROUND FLOOR

Entrance Hallway
6'8" x 3'6"

Downstairs WC
3'2" x 4'8"

Kitchen / Diner
13'5" x 11'6"

Living Room
11'8" x 14'9"

FIRST FLOOR

Landing
13'0" x 6'4"

Bedroom 2
8'9" x 14'9"

Bedroom 3
9'5" x 8'0"

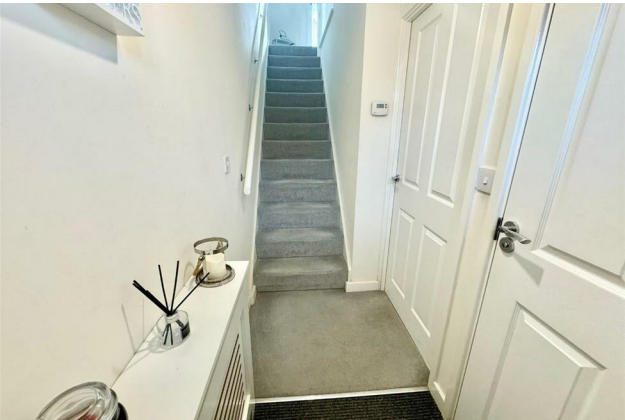
Family Bathroom
6'8" x 6'4"

SECOND FLOOR

Master Bedroom
17'2" x 14'8"

En-Suite
5'8" x 6'8"

SINGLE GARAGE









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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

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.

Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH &
FRIENDS
ESTATE AGENTS