



SMITH & FRIENDS
ESTATE AGENTS
TO LET
01642 762 944
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Lullingstone Crescent, Ingleby Barwick, TS17 5GJ
5 Bed - House - Detached
£1,800 PCM

EPC Rating: C
Tenure:
Council Tax Band: F

 **SMITH & FRIENDS**
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Lullingstone Crescent

Ingleby Barwick Stockton On Tees TS17 5GJ

**** AVAILABLE IMMEDIATELY ****

Situated within the highly sought-after “Rings” area of Ingleby Barwick, this substantial five-bedroom detached family home offers generous and versatile accommodation, ideal for modern family living. The property is available for immediate let and has been neutrally decorated throughout, providing a bright and well-presented home ready for new tenants to move straight into.

Internally, the ground floor offers three spacious reception rooms, providing flexible living space that can be used as a formal lounge, dining room, family room, or home office depending on individual needs. The property also benefits from a well-appointed kitchen with ample storage and worktop space, complemented by a separate utility room providing additional practicality for laundry and household storage. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are five well-proportioned bedrooms, making the property ideal for larger families. The home benefits from three bathrooms, offering excellent practicality and convenience for busy households.

Externally, the property features a large south-west facing rear garden, providing a fantastic outdoor space that enjoys plenty of afternoon and evening sunshine—perfect for relaxing, entertaining, or family use. To the front, the property benefits from a double garage and driveway providing ample off-street parking.

The property is ideally located within the popular Rings development, well known for its excellent access to highly regarded schools, local shops, and a range of amenities, as well as convenient transport links to surrounding areas.

UNFURNISHED / NO PETS / NO SMOKERS

REQUIRED EARNINGS: Tenants £54,00pa; Guarantor, if required £63,000pa

RENT £1,800 PCM

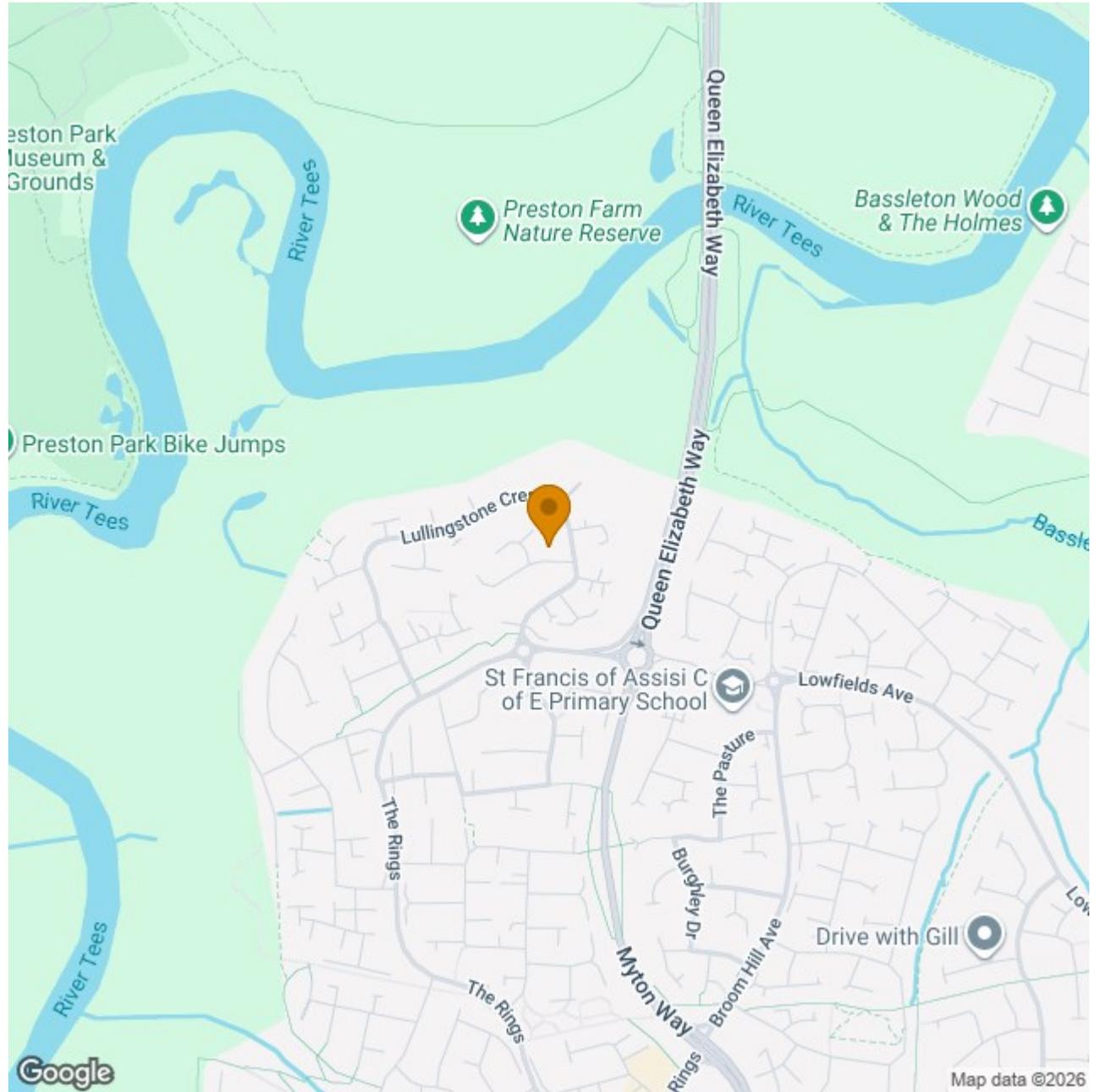
BOND £2,076 PCM













- Large five-bedroom detached home
- Located in the popular Rings area of Ingleby Barwick
- Available immediately
- Three reception rooms offering flexible living space
- Three bathrooms plus downstairs WC
- Double garage and driveway parking
- Large south-west facing rear garden
- Close to highly regarded schools, shops and local amenities



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 2062 ft²
 191.5 m²

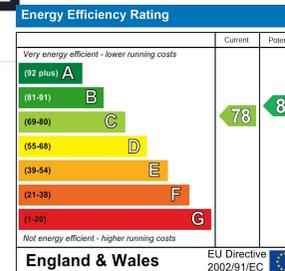
Reduced headroom
 12 ft²
 1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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