



**Stanway Close, TS17 5LW**  
**3 Bed - House - End Terrace**  
**£895 Per Calendar Month**

**Council Tax Band: C**  
**EPC Rating: C**  
**Tenure:**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



## Stanway Close, TS17 5LW

\*\* AVAILABLE IMMEDIATELY \*\*

\*\* REDECORATED THROUGHOUT & NEW FLOORING \*\*

Available immediately, this impressive three-bedroom end-terrace home in the highly sought-after 'Rings' area of Ingleby Barwick has been fully redecorated throughout and benefits from brand new flooring, making it ready for immediate occupancy.

The property opens with a welcoming entrance hallway, complete with a convenient downstairs W/C, leading into a spacious and bright lounge featuring a useful storage cupboard. To the rear, a modern kitchen/diner provides an excellent space for both everyday living and entertaining, with patio doors opening onto a generously sized rear garden, laid to lawn with a decking area ideal for outdoor seating.

The first floor offers three well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite shower room, alongside a contemporary family bathroom.

Externally, the property boasts a long side driveway providing off-road parking for up to three vehicles. Ideally positioned, the home is within close proximity to highly regarded schools, local shops, and amenities, with excellent transport links to the A66, A19, and A174.

Early viewing is highly recommended to appreciate the quality and space this home has to offer. CONTACT SMITH & FRIENDS - INGLEBY BARWICK

UNFURNISHED / NO SMOKERS /

REQUIRED EARNINGS: Tenants £26,850pa; Guarantor, if required £32,220pa

RENT £895 PCM

BOND £1,032

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



### GROUND FLOOR

#### Entrance Hallway

8'1" x 3'11" (2.48m x 1.20m)

#### Downstairs WC

5'6" x 3'1" (1.70m x 0.95m)

#### Living Room

14'4" x 11'11" (4.38m x 3.64m)

#### Kitchen / Diner

8'10" x 15'3" (2.70 x 4.67m)

### FIRST FLOOR

#### Landing

5'10" x 3'4" (1.80m x 1.03m)

#### Bedroom 1

9'5" x 9'8" (2.89m x 2.97m)

#### En-Suite

6'3" x 5'3" (1.93m x 1.62m)

#### Bedroom 2

7'6" x 9'2" (2.30m x 2.81m)

#### Bedroom 3

7'7" x 5'10" (2.33m x 1.79m)

#### Family Bathroom

5'11" x 6'0" (1.81m x 1.85m)





Ground Floor



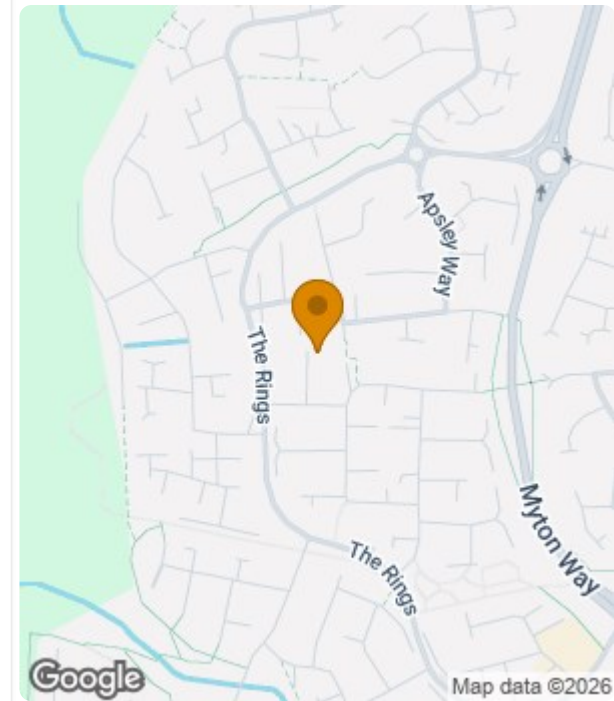
Floor 1

Approximate total area<sup>1)</sup>  
693 ft<sup>2</sup>  
64.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

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