



*** AVAILABLE JANUARY 2026 ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this four bedroom 1960's detached family home, set back off Yarm Road, within the sought after area of Eaglescliffe.

The property is in the catchment area of highly regarded primary, secondary and private schooling and is also only a short stroll away from Eaglescliffe Railway Station and Preston Park and is therefore sure to appeal to families for its overall size, location and garden. The overall accommodation provides a versatile living space with well-proportioned rooms and briefly comprises; to the ground floor reception hall, cloakroom/WC, lounge, snug, dining room, kitchen breakfast room, and utility room. To the first floor there are four bedrooms and bathroom. Externally the property offers a large garage and driveway to the front. At the rear are enclosed lawn gardens and paved terrace for sitting and enjoying outside entertaining. An early inspection is invited to avoid disappointment

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.
 REQUIRED EARNINGS: Tenants £42,000pa; Guarantor, if required £50,400pa
 Monthly Rent - £ 1,400 PCM
 Bond - £1,615
 SMITH & FRIENDS ARE ADVERTISING THIS PROPERTY ONLY

Yarm Road, Stockton-On-Tees, TS16 9BG

4 Bedroom - House - Detached

£1,400 Per Calendar Month

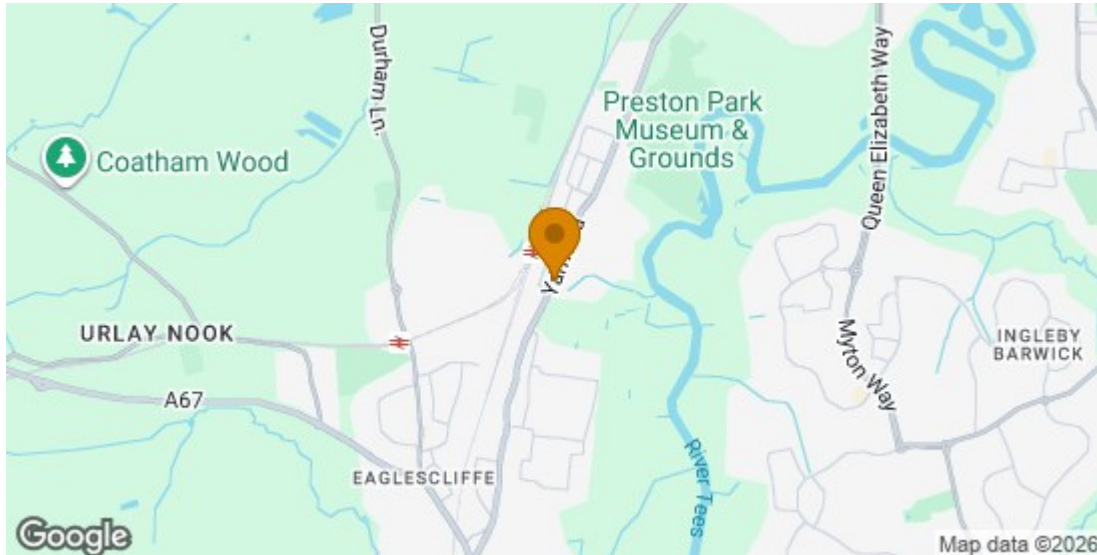
EPC Rating: E

TENURE:

COUNCIL TAX BAND: F



The image is a composite of four photographs showing different rooms in a property. The top-left photo shows a large, empty living room with beige walls, a white fireplace, and large windows with brown curtains. The top-right photo shows the same living room from a different angle, highlighting the large windows and a doorway leading to another room. The bottom-left photo shows the living room with a built-in TV unit and a doorway leading to a kitchen. The bottom-right photo shows a smaller room with green walls, a white door, and wooden flooring, with a doorway leading to a kitchen.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		49	72
England & Wales		EU Directive 2002/91/EC	

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