







Available to let immediately, a charming detached four bedroom property located within the sought after area of Roundhill, Ingleby Barwick. A property highly recommended to view, boasting THREE Reception Rooms providing ample Entertaining space for all those family occasions.

The Property Briefly Consists of; Entrance Hall, Kitchen/Diner, Downstairs Cloakroom/WC, Lounge, Dining Room and Conservatory.
The First Floor provides a Landing with Four Double Bedrooms, all with the added benefit of built-in wardrobes, "Master Bedroom has an En-Suite" and a family bathroom.

Externally, the Front of the property has a double width driveway with a lawned area and single integral garage. The rear of the property benefits from a decking area and laid lawn.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick

UNFURNISHED - Subject to Terms & Conditions.
REQUIRED EARNINGS: Tenants £42,000pa; Guarantor, if required £50,400pa
RENT £1400 PCM
BOND £1,615
(Application is subject to a Holding Fee - please refer to our website for further details)

Lawrenny Grove, Ingleby Barwick, TS17 5EA
4 Bedroom - House - Detached
£1,400 Per Calendar Month
EPC Rating: C
TENURE:
COUNCIL TAX BAND: D

SMITH & FRIENDS
ESTATE AGENTS

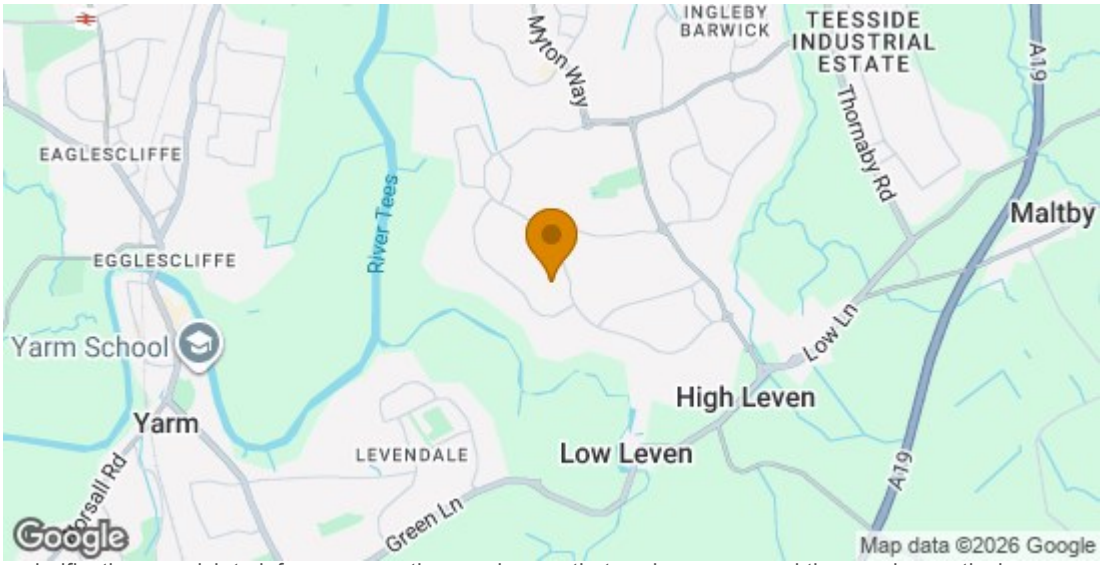
Lawrenny Grove, Ingleby Barwick, TS17 5EA

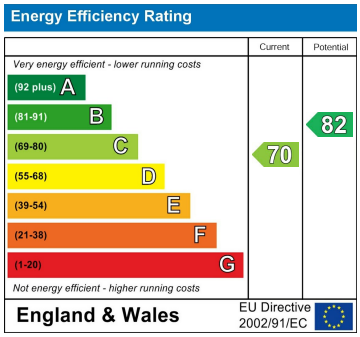












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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

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