

Watling Road, Ingleby Barwick, TS17 5FJ
3 Bed - House - End Terrace
£895 Per Month

Council Tax Band: B
EPC Rating: B
Tenure:

SMITH & FRIENDS
ESTATE AGENTS









Watling Road, TS17 5FJ

** NEW TO THE RENTAL MARKET – AVAILABLE IMMEDIATELY! **

Situated within the popular Rings development in Ingleby Barwick, this fantastic three-bedroom end-of-terrace property offers spacious accommodation arranged over three floors, making it an ideal home for professionals, couples or families.

The ground floor comprises an entrance into an open-plan living and kitchen area, providing a practical and sociable space for everyday living. French doors open directly onto the rear garden, allowing plenty of natural light into the living area. A convenient downstairs WC completes the ground-floor accommodation.

To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a white three-piece suite, including a shower over the bath.

Occupying the second floor is the generously sized master bedroom, featuring Velux windows and a useful storage cupboard, creating a comfortable and private retreat.

Externally, the property benefits from a driveway providing off-road parking for two vehicles. To the rear is an enclosed garden which is not overlooked, offering an excellent outdoor space to relax and enjoy.

Ideally located close to local schools, shops and everyday amenities, the property also benefits from excellent transport links to the A66, A19 and A174, making it convenient for commuting and travel further afield.

A superb rental opportunity in a popular residential location, available immediately. Early viewing is highly recommended!

UNFURNISHED - Subject to Terms & Conditions.
REQUIRED EARNINGS: Tenants £26,850pa; Guarantor, if required £32,220pa
RENT £895 PCM
BOND £1032
(Application is subject to a Holding Fee - please refer to our website for further details)

















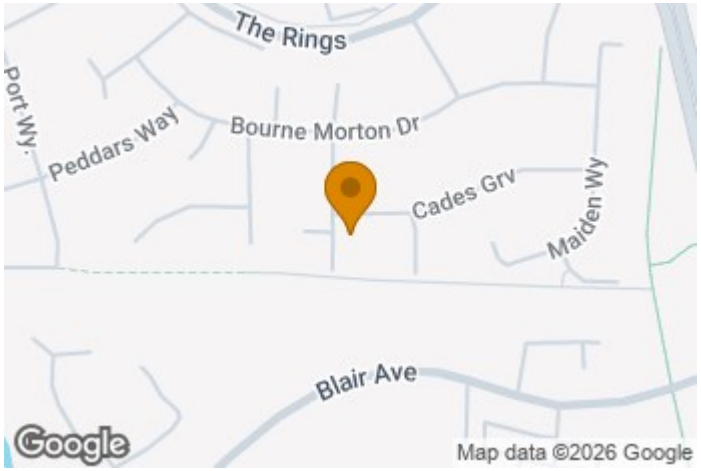


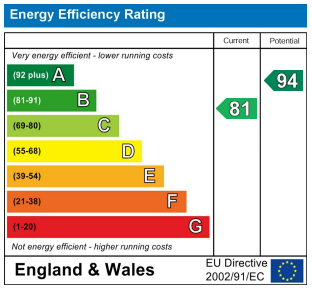












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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