







AVAILABLE FOR IMMEDIATE LET – Situated in a tucked-away cul-de-sac position, this well-presented three-bedroom detached property offers spacious accommodation, a detached garage and a generous, private rear garden.

The property briefly comprises an entrance hallway leading into a large and spacious lounge, with doors opening through to the kitchen/diner at the rear. The modern fitted kitchen provides a contemporary space for cooking and dining, with French doors leading directly out to the rear garden, creating an ideal space for entertaining and family living.

To the first floor are three well-proportioned bedrooms, comprising two doubles and one single, all benefiting from fitted storage cupboards. The master bedroom further benefits from its own en-suite shower room. Completing the first floor is a family bathroom fitted with a modern white three-piece suite.

Externally, the property benefits from a private driveway providing parking for multiple vehicles, leading to a detached garage. To the rear is a particularly generous garden, predominantly laid to lawn and enjoying a pleasant, unoverlooked aspect, offering an excellent degree of privacy.

Ideally located within a short stroll of Barley Fields Primary School, the property is also conveniently positioned close to local shops, amenities and everyday conveniences. Excellent transport links provide easy access to the A66, A19 and A174, making this an ideal location for commuters.

Early viewing is highly recommended to appreciate the space, location and accommodation on offer. Available for immediate occupation.

UNFURNISHED - Subject to Terms & Conditions.
REQUIRED EARNINGS: Tenants £28,500pa; Guarantor, if required £34,200pa

Rochester Court, Ingleby Barwick, TS17 0FS
3 Bedroom - House - Detached
£950 Per Month
EPC Rating: D
TENURE:
COUNCIL TAX BAND: C

SMITH & FRIENDS
ESTATE AGENTS

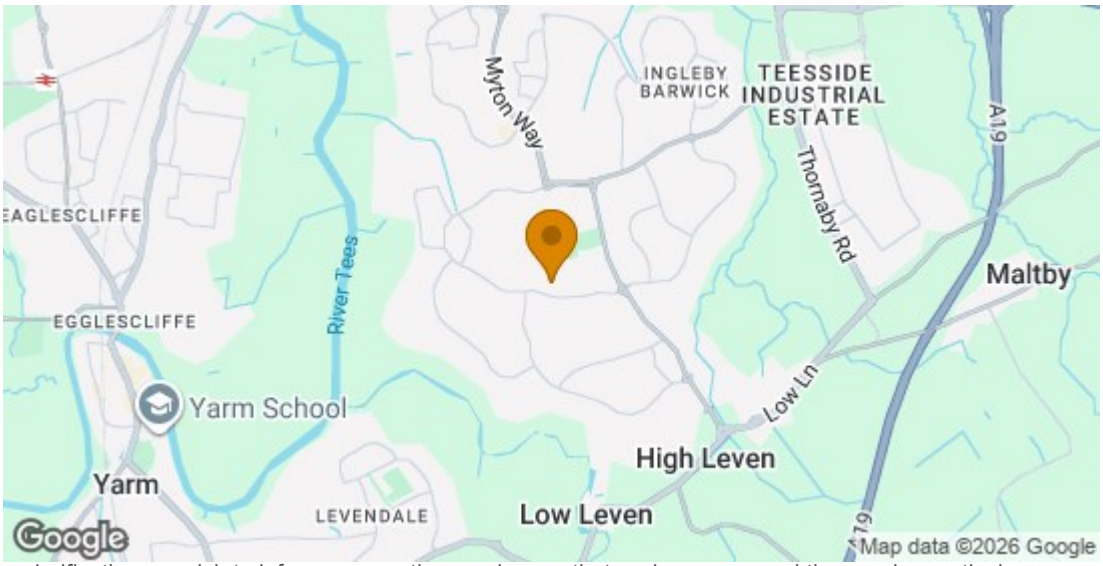
Rochester Court, Ingleby Barwick, TS17 0FS

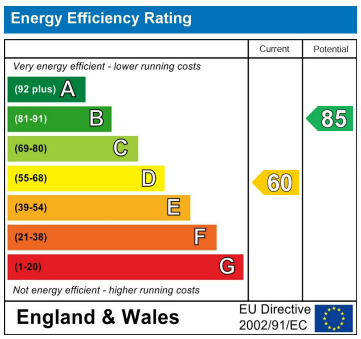












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

01642 762944

inglebybarwick@smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS