



Avens Way, TS17 0SG
2 Bed - House - Semi-Detached
£750 Per Calendar Month

Council Tax Band: B
EPC Rating: D
Tenure:



SMITH &
FRIENDS
ESTATE AGENTS



Avens Way, TS17 0SG

*** AVAILABLE IMEDIATELY ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this lovely Two bedroom semi-detached house located in a pleasant Cul-de-sac in the popular Lowfields area of Ingleby Barwick close to local amenities and well regarded schools.

GROUND FLOOR

Entrance vestibule with staircase to first floor and access to the lounge which has an electric 'log burner' style fire and bay window to front allowing a good degree of natural light. The kitchen comes fitted with a range of wall base and drawer units,. The kitchen also benefits from a large storage closet. Access to the rear garden via uPVC double glazed door

FIRST FLOOR

Landing with access to 2 bedrooms, (master with fitted wardrobes as well as ample room for dressing table) and family bathroom/W.C fitted with white suite including panelled bath with overhead shower and tiled surround, pedestal wash hand basin and W.C.

EXTERNALLY

To the front is mainly laid to lawn with a driveway and open access to the generous sized rear garden.

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

UNFURNISHED / NO SMOKERS / NO PETS

REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa

RENT £750 PCM

BOND £865

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



GROUND FLOOR

ENTRANCE VESTIBULE

Staircase to first floor, access to lounge

LOUNGE

13'7 x 10'1 (4.14m x 3.07m)

Electric fire (log burner style), bay window to front, good degree of natural light.

KITCHEN/ DINER

13'2 x 8'4 (4.01m x 2.54m)

FIRST FLOOR

BEDROOM 1

12'3 x 13'2 (2.77m x 2.06m)

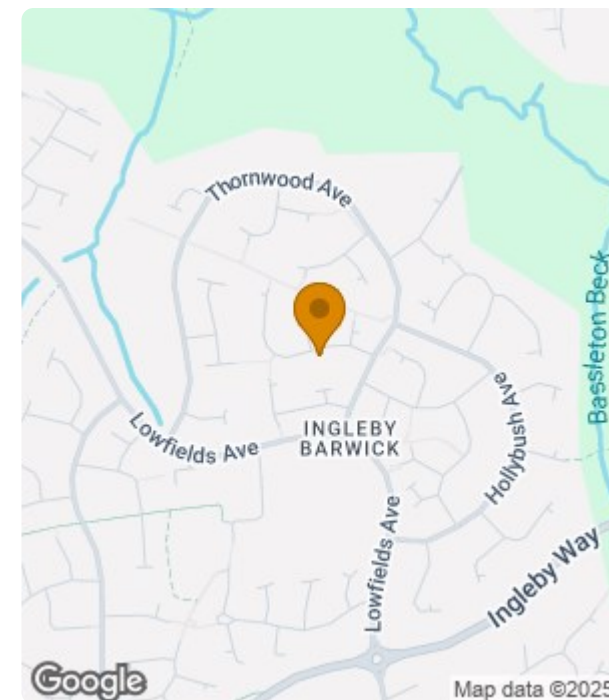
BEDROOM 2

9'1 x 6'9 (2.77m x 2.06m)

BATHROOM

5'9 x 5'9 (1.75m x 1.75m)

EXTERNAL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		67
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

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

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