



**Marion Avenue, Eaglescliffe, TS16 0LJ**  
**2 Bed - Bungalow - Semi Detached**  
**£895 Per Calendar Month**

**Council Tax Band: B**  
**EPC Rating: C**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Marion Avenue, Eaglescliffe, TS16 0LJ

\*\*\* AVAILABLE IMMEDIATELY \*\*\*

\*\*\* RARE SEMI-DETACHED BUNGALOW FOR LET \*\*\*

A lovely two bedroom semi-detached bungalow set in a sought after location of Eaglescliffe, Stockton-on-Tees, within walking distance of local amenities.

This property briefly comprises of; Entrance Porch, Living Room, Kitchen, Two Double Bedrooms and a Family Bathroom. Also benefitting from a Fitted Kitchen including oven and hob, gas central heating system with a combination boiler and uPVC double glazing.

Externally, the property benefits from a large driveway, single garage and gardens to the front and rear.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

UNFURNISHED / NO SMOKERS

Tenant Income - £26,850 pa / Guarantor Income - £32,220 pa

Monthly Rent - £895 pcm

Bond - £1,032

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

## Entrance Porch

6'11" x 3'6" (2.12m x 1.07m)

7'10" x 19'6" (2.40m x 5.96m)

## Living Room

11'7" x 14'0" (3.54m x 4.28m)

## Kitchen

7'11" x 10'6" (2.43m x 3.22m)

## Inner Hall

3'0" x 6'3" (0.92m x 1.93m)

## Bedroom 1

9'6" x 12'11" (2.92m x 3.95m)

## Bedroom 2

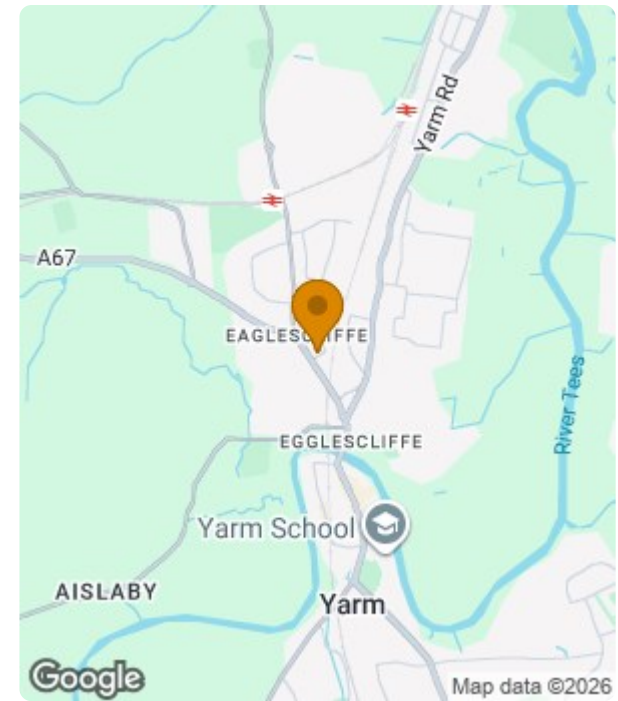
11'3" x 8'11" (3.43m x 2.74m)


## Family Bathroom

7'10" x 5'3" (2.40m x 1.61m)

## SINGLE DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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