



*** AVAILABLE JULY ***

Smith and Friends are delighted to bring to the market this attractive Three-Bedroom Detached Family Home, located within the popular, 'Rings' development of Ingleby Barwick. Close to local amenities and schooling.

The property comprises of Entrance Hallway, leading to Lounge, Inner Hall, Downstairs Cloakroom/WC, with an Open Plan Kitchen/Dining Room, including Integrated Fridge Freezer, Dishwasher, Washer/Dryer and Oven with French Doors leading into the South West Facing Garden that is perfect for entertaining. The First Floor has Three Bedrooms, 'Master' with En-Suite, and a Separate Family Bathroom.

For a viewing contact Smith and Friends - Estate agents Ingleby Barwick, Early viewing is highly recommended.

UNFURNISHED / NO SMOKERS

REQUIRED EARNINGS: Tenants £33,000pa; Guarantor, if required £39,000pa

RENT £1,100 PCM

BOND £1269 PCM

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

Port Way, Stockton-On-Tees, TS17 5FS

3 Bedroom - House - Detached

£1,100 Per Month

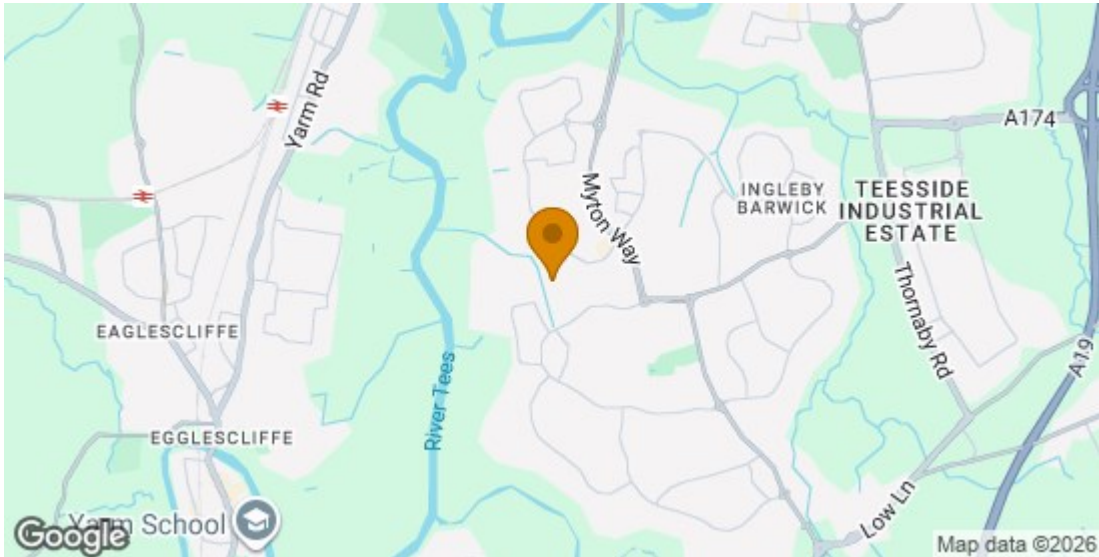
EPC Rating: B

TENURE:

COUNCIL TAX BAND: D



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(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

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