



**The Avenue, Eaglescliffe, TS16 9AS**  
**1 Bed - Flat**  
**£450 Per Calendar Month**

**Council Tax Band: A**  
**EPC Rating: E**  
**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# The Avenue, Eaglescliffe, TS16 9AS

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

SMITH & FRIENDS are pleased to Bring to the Market a One Bedroom Part Furnished First Floor Flat, located on a Reclusive Residential Area, in a Lovely Period Cottage within the Popular Area of Eaglescliffe.

The Property Comprises of Open Plan Lounge, Leading to Dining/Kitchen Area. With One Double Bedroom and a Three Piece Bathroom Suite.

Externally, the Property hosts a Secluded Courtyard and Space for Parking.

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

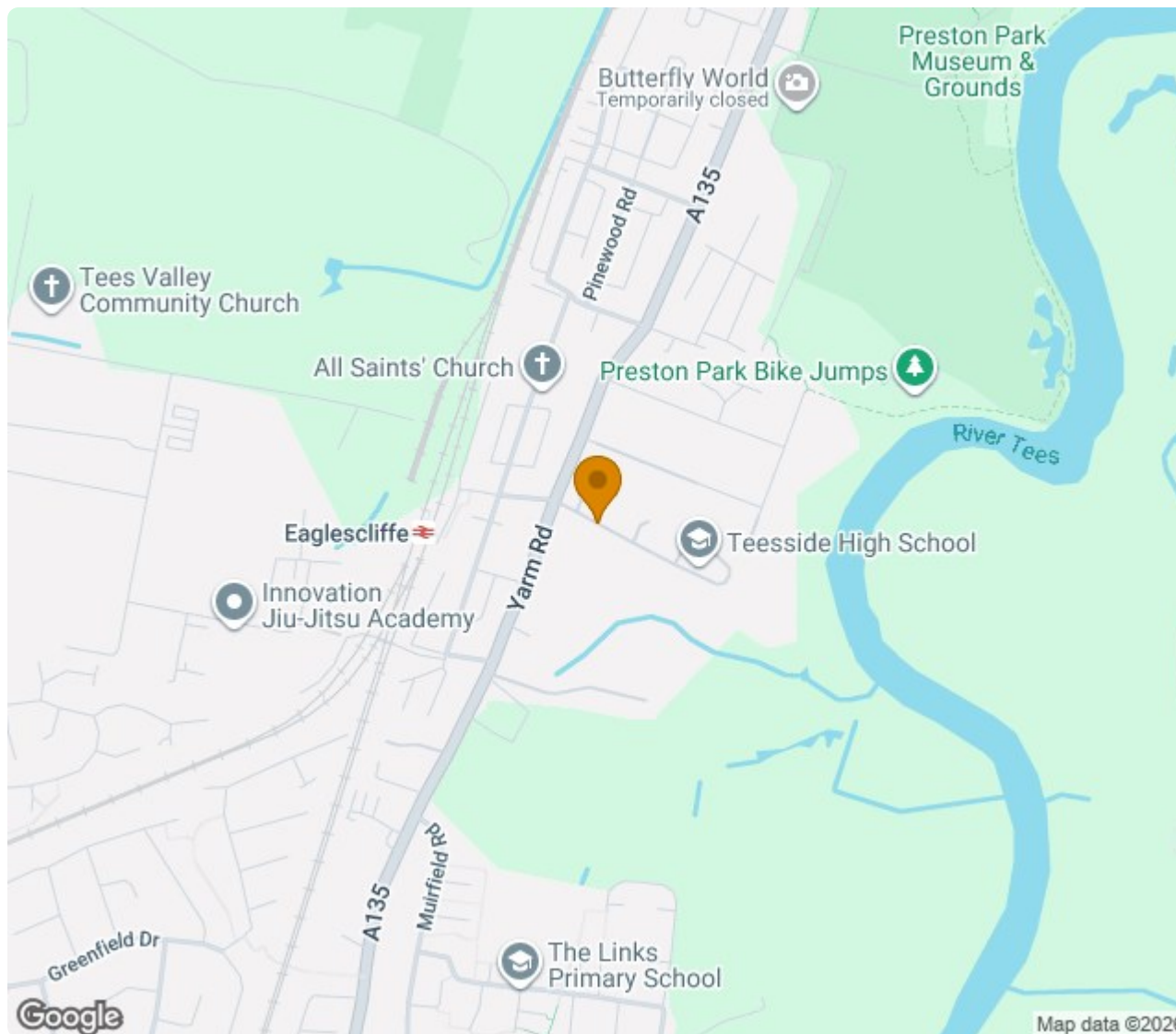
PART FURNISHED / NO SMOKERS / PETS Considered, Subject to Pet rent

RENT £450 PCM

BOND £519

SMITH & FRIENDS ARE ADVERTISING THIS PROPERTY ONLY, AND HAVE NO INVOLVEMENT ON THE TENANCY.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(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**

**Tel: 01642 762944**

**inglebybarwick@smith-and-friends.co.uk**

**www.smith-and-friends.co.uk**

