



Woolcotts Close, Ingleby Barwick, Stockton-On-Tees, TS17 0NF
3 Bed - House - Detached
£1,300 Per Calendar Month

Council Tax Band: D
EPC Rating: C
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Woolcotts Close, Ingleby Barwick, TS17 0NF

*** AVAILABLE JANUARY 2026 ***

SMITH & FRIENDS are pleased to bring to the market this stylishly and modern three bedroom detached property located in the sought after area of Sober Hall, Ingleby Barwick.

The property comprises of Entrance Hall, Spacious Lounge with external access to the rear garden, Fully Fitted Modern Kitchen, Study/Dining Room and Downstairs WC. First floor hosts a master bedroom with built-in wardrobes and three piece En-Suite, two additional bedrooms and family bathroom.

The property stands on a generous corner plot with large rear enclosed garden and with a single drive and garage located to the front of the property.

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

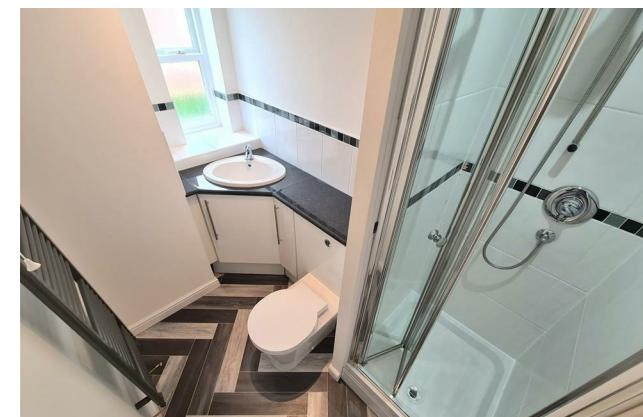
UNFURNISHED / NO SMOKERS / NO PETS

REQUIRED EARNINGS: Tenants £39,000pa; Guarantor, if required £46,800pa

RENT £1,300 PCM

BOND £1,500

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



ENTRANCE HALL

LOUNGE

16'8 x 10'2

DOWNSTAIRS TOILET

DINING ROOM / STUDY

10'9 x 8'0

KITCHEN

14'2 x 8'2

MASTER BEDROOM

16'11 x 10'6

MASTER BEDROOM EN-SUITE

BEDROOM TWO

9'6 x 9'5

BEDROOM THREE

9'3 x 7'2

FAMILY BATHROOM



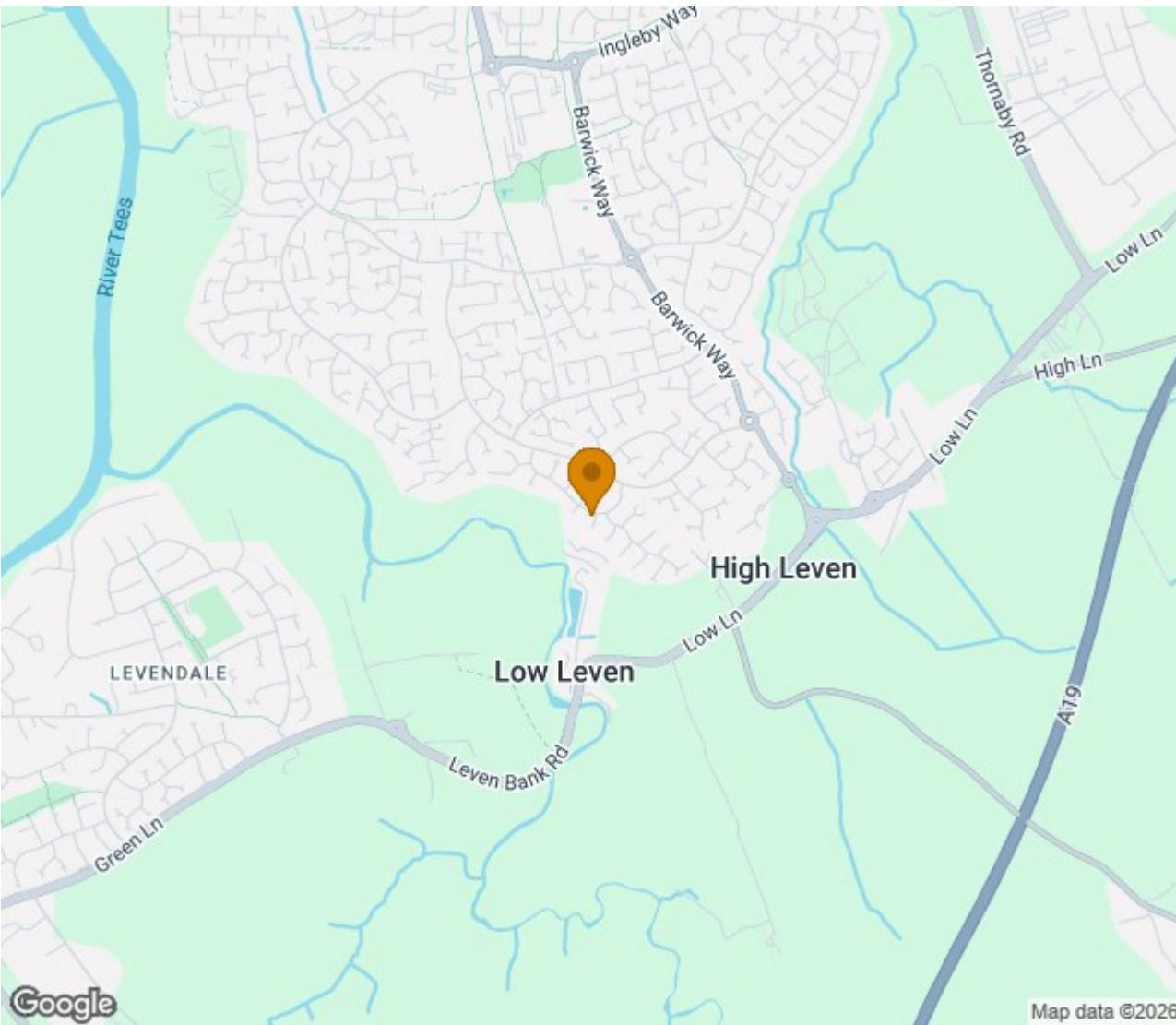


- **AVAILABLE JANUARY 2026**

- **3 BEDROOM**
- **STYLISH MODERN KITCHEN**
- **SINGLE DRIVEWAY**
- **SOBER HALL AREA**
- **LARGE REAR GARDEN**
- **UNFURNISHED**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

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