



*** AVAILABLE AUGUST ***

SMITH & FRIENDS are delighted to market this stylish and spacious three bedroom end terraced property located within the popular 'Broom Hill' area of Ingleby Barwick. Benefiting from a South Facing rear garden, parking is provided to the front of the property with a large drive.

Internally the accommodation comprises of an entrance hall, cloakroom/WC, kitchen/diner and rear lounge to the ground floor. The first floor offers the three bedrooms, with the 'Master' having an en-suite and fitted wardrobes. The property is immaculately presented.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Pet Rent
REQUIRED EARNINGS: Tenants £26,850pa; Guarantor, if required £32,220pa

Monthly Rent - £ 895 PCM

Bond - £1,032

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

Kenwood Crescent, Stockton-On-Tees, TS17 5BS

3 Bedroom - House - End Terrace

£895 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: C



**SMITH &
FRIENDS**
ESTATE AGENTS

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LOUNGE

15'5" x 10'4" (4.70m x 3.15m)

KITCHEN DINER

14'4" x 8'9" (4.39m x 2.69m)

DOWNSTAIRS WC

BEDROOM 1

10'4" x 8'7" (3.15m x 2.64m)

EN-SUITE

BEDROOM 2

8'5" x 8'5" (2.59m x 2.57m)

BEDROOM 3

8'5" x 6'3" (2.57m x 1.93m)

BATHROOM

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	91	
(81-91)	B		
(69-80)	C	78	
(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

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