



Smith & friends are delighted to offer to rent this fully refurbished three bedroom detached home situated within a popular Marton cul-de-sac. The living accommodation briefly comprises; entrances porch leading to entrance hall, living room, modern kitchen and utility room with access to the garage. To the first floor landing are three bedrooms and a modern bathroom/ Wc. Externally the property is positioned on a desirable corner plot with a garden and drive one car leading to the garage. To the rear is a fantastic garden which has a lawn surrounded by a patio area and mature shrubs.

Viewings come highly recommended to fully appreciate.

Energy Rating C  
Council Tax C

BOND - £1,096

Required earnings; £28,800 tenant guarantor if needed; £34,560  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Bramley Grove, Middlesbrough, TS7 8QA**

**3 Bedroom - House - Link Detached**

**£950 Per Month**

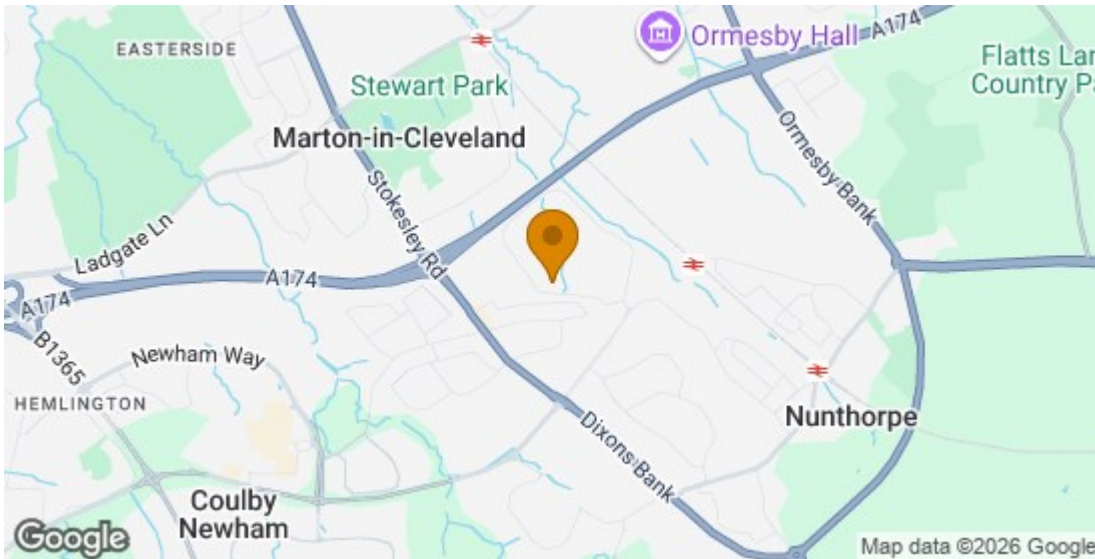
**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: C**



# Bramley Grove, Middlesbrough, TS7 8QA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	78
	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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