A well presented three bedroom semi detached property offered to rent on an UNFURNISHED basis. The property is conveniently located within easy reach to local shops, amenities and motorway links. The deceptively spacious living accommodation briefly comprises; entrance porch, living room, modern kitchen/diner, three first floor bedrooms and modern family bathroom. Externally there is parking to the front aspect and an enclosed garden to the rear.

Energy Rating - B
Council Tax Band - C

REQUIRED EARNINGS: Tenants £30,000pa; Guarantor, if required £36,000pa
RENT £1,000 PCM
BOND £1,153
(Application is subject to a Holding Fee - please refer to our website for further details)

**Brookes Lane, Middlesbrough, TS8 9GE**
**3 Bedroom - House - Semi-Detached**
**£1,000 Per Month**
**EPC Rating: B**
**TENURE:**
**COUNCIL TAX BAND: C**

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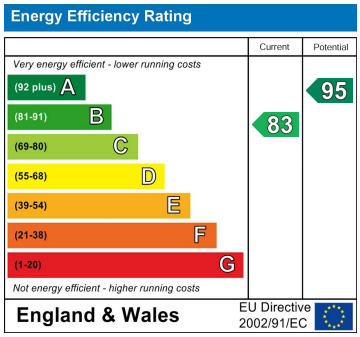
# Brookes Lane, Middlesbrough, TS8 9GE




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


**26 Stokesley Road, Marton, Middlesbrough, TS7 8DX**

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