



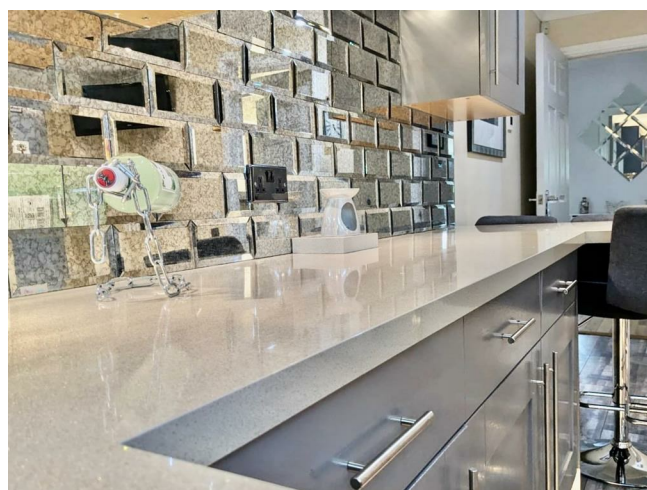
40 Lullingstone Crescent, Ingleby Barwick, Stockton-On-Tees, TS17 5GJ

£1,650 Per Calendar Month



## Key features

- THREE STOREY DETACHED HOUSE
- SIX BEDROOMS
- VERSATILE LIVING SPACE
- THREE BATHROOMS
- FURNISHED
- IDEAL FAMILY HOME
- RESIDENTIAL ESTATE
- DOUBLE DRIVE & GARAGE
- PRIVATE POSITION WITH NO PASSING TRAFFIC
- LOVELY VIEWS TOWARDS INGLEBY GOLF CLUB



## Description

Welcome to Lullingstone Crescent, a charming property located in the heart of Ingleby Barwick, Stockton-On-Tees. This delightful home boasts not one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With a total of six generously sized bedrooms and three modern bathrooms, this property offers ample space for a large family or those who enjoy having guests over. The property comes fully furnished, making it move-in ready and saving you the hassle of furnishing it yourself.

Situated in a fabulous position, this home provides a peaceful and serene environment for you to unwind after a long day. The convenience of parking for two vehicles ensures that you and your family will never have to worry about finding a parking spot.

This property is truly a great family home, offering both space and comfort in a sought-after location. Don't miss out on this fantastic opportunity - this wonderful home is available now for you to make it your own.



GROUND FLOOR ENTRANCE HALL

CLOAKS/W.C

LOUNGE

15'5" x 14'2"

DINING ROOM

13'5" x 8'9"

STUDY

11'1" x 8'2"

KITCHEN

16'6" x 11'8"

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM TWO

11'8" x 10'5"

ENSUITE

BEDROOM THREE

12'0" x 9'1"

BEDROOM FOUR

10'11" x 7'8"







BEDROOM FIVE

10'5" x 7'6"

FAMILY BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM

17'5" x 14'7"

ENSUITE

BEDROOM SIX

17'5" x 8'7"

EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE


One month's rent in advance = £1,650

One month's rent as a damage deposit = £1,650

To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

80

86

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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