



## 6 SOUTHWELL ROAD MIDDLESBROUGH, TS5 6QD

£850

**\*\* SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE IN LINTHORPE \*\* CLOSE TO TEESSIDE UNIVERSITY & JAMES COOK HOSPITAL \*\*** We offer for rent this lovely family home close to all local amenities, shops and schools. The living accommodation briefly comprises; Entrance hallway, lounge, second reception room, dining room, kitchen to the ground floor with three first floor bedrooms and family bathroom. Externally there is a private enclosed South West facing rear garden. Energy rating to be confirmed. Council tax band B £1933.97pa. **EARLY VIEWING RECOMMENDED!!**

**drummonds** —  
estate agents



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>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Lettings  
63 Queensway  
Billingham  
TS23 2LU

01642530919  
info@drummondstates.co.uk  
www.drummondstates.co.uk

**drummonds**  
estate agents