



\*\*\* AVAILABLE IMMEDIATELY \*\*\*

SMITH & FRIENDS are Pleased to Bring to the Market Modern Three Bedroom Detached Property, located in a Quiet Cul-de-Sac in the Popular Kingsmead Development in Eaglescliffe.

The Property Comprises of; Entrance Porch, Lounge, Dining Room and Spacious Kitchen. The First Floor has Three Bedrooms, with the Master Bedroom Providing En-Suite and a Three Piece Family Bathroom. The Property Benefits of Being Freshly Decorated Throughout, with Gas Central Heating and Double Glazing. Externally the Property, has a South Facing Enclosed Rear Garden and to the Front a Single Driveway and Integral Garage.

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

UNFURNISHED / NO SMOKERS / NO PETS

REQUIRED EARNINGS: Tenants £29,850pa; Guarantor, if required £35,820pa

RENT £995 PCM

BOND £1,148

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

**Black Diamond Way, Stockton-On-Tees,  
TS16 0SE**

**3 Bedroom - House - Detached**

**£995 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Black Diamond Way, Stockton-On-Tees, TS16 0SE



## GROUND FLOOR

- Entrance Porch  
4'0" x 2'11" (1.23m x 0.91m)
- Lounge  
14'3" x 11'6" (4.35m x 3.53m)
- Dining Room  
12'10" x 10'7" (3.92m x 3.23m)
- Kitchen  
13'5" x 9'3" (4.10m x 2.83m)

## FIRST FLOOR

- Landing  
5'10" x 7'9" (1.79m x 2.37m)
- Master Bedroom 1  
9'9" x 11'8" (2.98m x 3.56m)
- En-suite  
6'1" x 5'8" (1.87m x 1.74m)
- Bedroom 2  
8'0" x 9'11" (2.45m x 3.03m)

- Bedroom 3  
10'10" x 9'10" (3.32m x 3.01m)
- Family Bathroom  
6'7" x 5'7" (2.03m x 1.71m)

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			84
(81-91) B			
(69-80) C		71	
(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	

Barwick Lodge, Ingleby Way, Ingleby  
Barwick, TS17 0RH  
01642 762944  
inglebybarwick@smith-and-  
friends.co.uk



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