



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are Pleased to Bring to the Market this Lovely Three Bedroom Semi-Detached Property, Located within the Popular Area of Roundhill, Ingleby Barwick.

The Property Comprises of; Entrance Hall, Downstairs WC/Cloakroom, Spacious Lounge with Under stairs Storage Cupboard, and an Open Kitchen/Diner. The First Floor Consists of; Landing with a Storage cupboard, Master Bedroom with En-suite and Storage Cupboards built in, Two Further Bedrooms and a Family Bathroom

Externally, the Property has a Low Maintenance Enclosed Rear Garden, with Detached garage, a Long Driveway to the side of the property with plenty parking, leading to a Front Garden.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.
REQUIRED EARNINGS: Tenants £26,400pa; Guarantor, if required £31,680pa
RENT £880 PCM
BOND £1,015

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

**Penderyn Crescent, Stockton-On-Tees,
TS17 5HQ**

3 Bedroom - House - Semi-Detached

£880 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND G



**SMITH &
FRIENDS**
ESTATE AGENTS

Penderyn Crescent, Stockton-On-Tees, TS17 5HQ



GROUND FLOOR

Entrance Hall

Downstairs WC/Cloakroom

Lounge

Kitchen/Diner

FIRST FLOOR

Landing

Master Bedroom

En-suite

Bedroom 2

Bedroom 3

Family Bathroom

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		67	
(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	

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