



**** AVAILABLE JUNE ****

SMITH & FRIENDS are delighted to market this stunning four bedroom detached house located in the sought after Roundhill area of Ingleby Barwick.

The property offers great sized accommodation. The property briefly comprises of: Entrance Hall, Cloakroom WC, Lounge, Kitchen/Dining room, Utility room, four Bedrooms (master having en-suite shower room WC) and family Bathroom WC. Externally, there is an open plan front garden, double width driveway providing off street parking facilities, integral garage and enclosed rear garden.

*Property May slightly differ from photos.

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

UNFURNISHED / NO SMOKERS / PETS Considered, Subject to Terms.

REQUIRED EARNINGS: Tenants £37,500pa; Guarantor, if required £45,000pa

RENT £1,250 PCM

BOND £1,442

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

Nevern Crescent, Stockton-On-Tees, TS17 5EX

4 Bedroom - House - Detached

£1,250 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Nevern Crescent, Stockton-On-Tees, TS17 5EX



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	

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

01642 762944

inglebybarwick@smith-and-friends.co.uk

