



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are Pleased to Bring to the Market this Stunning Three Bedroom End Terraced House, Located within Eaglescliffe, Stockton-on-Tees.

The Property Consists of; Entrance Hallway, Lounge, Spacious Kitchen/Diner and Downstairs WC. The First Floor hosts Landing, Leading to Three Good Sized Bedrooms, all suitable for Double Beds, and a Stunning Family Bathroom. Externally, The property has been Refurbished to a High Standard with a Stunning White Render to the property, and new large driveway spanning the front and side of the property. Towards the rear of the property you will find a Detached Garage and an Enclosed Garden.

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

UNFURNISHED / NO SMOKERS / NO PETS
REQUIRED EARNINGS: Tenants £36,000pa; Guarantor, if required £43,200pa
RENT £1,200 PCM
BOND £1,384
(Application is subject to a Holding Fee - please refer to our website for further details)

Myrtle Road, Stockton-On-Tees, TS16 0AL

3 Bedroom - House - End Terrace

£1,200 Per Calendar Month

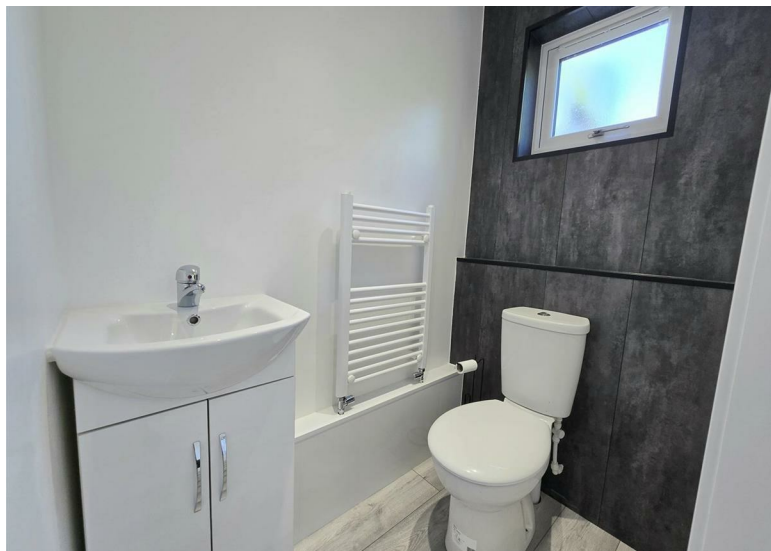
EPC Rating: C

TENURE:

COUNCIL TAX BAND A



Myrtle Road, Stockton-On-Tees, TS16 0AL



GROUND FLOOR

HALLWAY
12'5" x 5'10" (3.79m x 1.79m)

Lounge
13'3" x 12'4" (4.05m x 3.78m)

Kitchen/Diner
19'5" x 18'5" (5.92m x 5.62m)

Downstairs WC
4'11" x 3'4" (1.51m x 1.02m)

FIRST FLOOR

Landing
21'3" x 2'9" (6.48m x 0.84m)

Bedroom 1
10'2" x 11'1" (3.10m x 3.39m)

Bedroom 2
22'9" x 7'10" (6.95m x 2.41m)

Bedroom 3
11'4" x 9'9" (3.47m x 2.98m)

Family Bathroom

11'4" x 5'7" (3.47m x 1.72m)

DETACHED GARAGE

27'11" x 10'4" (8.53m x 3.15m)

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	85
England & Wales		EU Directive 2002/91/EC	

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



SMITH &
FRIENDS
ESTATE AGENTS