



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are pleased to bring to the market this lovely three bedroom semi-detached house located in the popular area of Sober Hall, Ingleby Barwick.

The property briefly comprises: Entrance Hall, spacious Lounge with feature fireplace, separate Dining Room with French doors to rear garden, fitted Kitchen with built in oven and hob. A Landing, three Bedrooms - two with an excellent range of fitted wardrobes and Bathroom/ wc with a modern white suite.

Standing on a good sized corner plot with driveway providing off street parking for several vehicles and a good sized enclosed rear garden with paved patio area and garden shed.

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

UNFURNISHED / NO SMOKERS / NO PETS

REQUIRED EARNINGS: Tenants £25,500pa; Guarantor, if required £30,600pa

RENT £850

BOND £980

Linshiels Grove, Stockton-On-Tees, TS17 0WF

3 Bedroom - House - Semi-Detached

£850 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: C



Linshiels Grove, Stockton-On-Tees, TS17 0WF



GROUND FLOOR

Entrance Hall

Lounge

Kitchen

Dining Room

FIRST FLOOR

Landing

Bedroom 1

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			
(55-68) D		58	
(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

