



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are Pleased to Bring to the Market this Superb Four Bedroom Link-Detached House, Spread over Three Floors, Located within the Popular Area of 'The Rings', Ingleby Barwick, Refurbished to a Very High Standard and Immaculate Decorative Order Throughout.

The Property Briefly Comprises of; Entrance Hall, Cloakroom/WC, Lounge, Luxury Refitted Kitchen/Dining Room/Family Room, and Utility Room. The First Floor Provides Landing, Leading to Master Bedroom with En-Suite Shower Room/WC, a Further Two Bedrooms and a Modern Family Bathroom. The Second Floor has the Fourth Bedroom with Additional Storage at the Top of the Landing. The Property has Gas Central Heating, UPVC Double Glazing, Single Garage, and a Good Sized Rear Garden with Paved Patio.

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

UNFURNISHED / NO SMOKERS / NO PETS

REQUIRED EARNINGS: Tenants £ 42,000pa; Guarantor, if required £ 50,400pa

RENT £1,400 PCM

BOND £1,615

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

Apsley Way, Stockton-On-Tees, TS17 5GB

4 Bedroom - House - Link Detached

£1,400 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: D



Apsley Way, Stockton-On-Tees, TS17 5GB



GROUND FLOOR

Entrance Hall
12'4" x 6'11" (3.78m x 2.12m)

Downstairss WC
2'11" x 4'3" (0.90m x 1.32m)

Lounge
13'1" x 12'10" (4.00m x 3.92m)

Kitchen/Dining Room
9'9" x 17'10" (2.99m x 5.44m)

Family Area
8'11" x 8'0" (2.72m x 2.45m)

Utility Room
5'3" x 5'5" (1.61m x 1.67m)

FIRST FLOOR

Landing
2'8" x 6'10" (0.82m x 2.09m)

Bedroom 1
11'2" x 11'0" (3.42m x 3.36m)

Ensuite

5'2" x 6'1" (1.59m x 1.87m)

Bedroom 2
9'11" x 9'8" (3.03m x 2.96m)

Bedroom 3
9'10" x 7'10" (3.01m x 2.40m)

Family Bathroom
7'4" x 7'8" (2.26m x 2.35m)

SECOND FLOOR

Bedroom 4
13'8" x 11'0" (4.17m x 3.36m)

Storage Cupboard / Airing Cupboard
5'5" x 6'8" (1.66m x 2.05m)

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			85
(81-91) B		72	
(69-80) C			
(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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