

*** AVAILABLE SEPTEMBER ***

SMITH & FRIENDS are pleased to bring to the market this stunning refurbished three storey townhouse, located on the popular area of The Rings, Ingleby Barwick, close to local amenities. Constructed by Persimmon Homes to The Popular 'Souter' Designs.

The property comprises of entrance/porch, leading into the lounge, providing cloakroom storage cupboard, Downstairs WC, and a good size open plan kitchen diner looking out to the rear garden. Leading to the first floor, we have two double bedrooms located at the front and rear of the property, separated by a modern family bathroom. The second floor hosts the master bedroom with modern en-suite bathroom.

Externally the property has two parking spaces to the rear of the property and South Facing Rear Garden which is easily maintained.

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

UNFURNISHED / NO SMOKERS / NO PETS
 REQUIRED EARNINGS: Tenants £28,500pa; Guarantor, if required £34,200pa
 RENT £950 PCM
 BOND £1,096
 (Application is subject to a Holding Fee - please refer to our website for further details)

Carrawburgh Road, Stockton-On-Tees, TS17 5FF

3 Bedroom - House - Townhouse

£950 Per Calendar Month

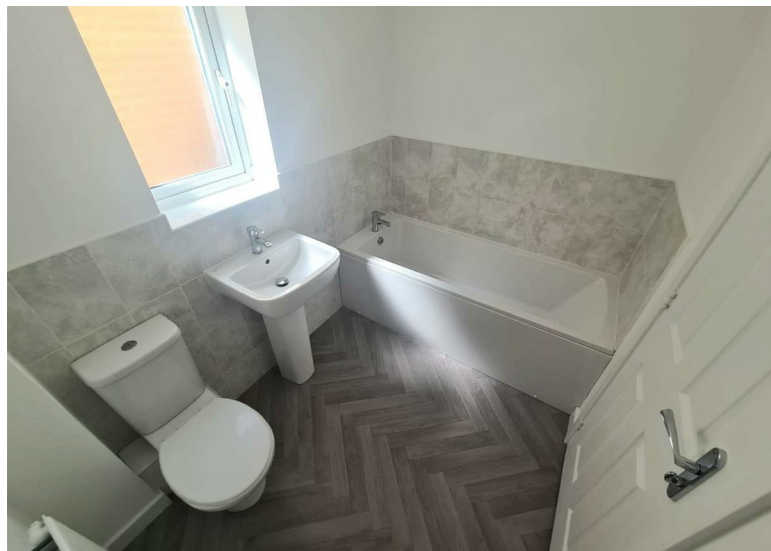
EPC Rating: B

TENURE:

COUNCIL TAX BAND: C



Carrowburgh Road, Stockton-On-Tees, TS17 5FF



GROUND FLOOR

Entrance Porch

Lounge
14'6" x 11'10" (4.42m x 3.61m)

Inner Hall

Downstairs Toilet

Kitchen / Diner
11'8" x 8'9" (3.58m x 2.67m)

FIRST FLOOR

Landing

Bedroom 2
11'10" x 10'5" (3.61m x 3.18m)

Family Bathroom
7'10" x 5'2" (2.41m x 1.59m)

Bedroom 3
11'9" x 8'11" (3.59m x 2.74m)

SECOND FLOOR

Landing with Storage Cupboard

Master Bedroom

17'1" x 8'5" (5.22m x 2.57m)

En-Suite

11'1" x 4'11" (3.39m x 1.52m)

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			93
(81-91) B		82	
(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	

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

01642 762944

inglebybarwick@smith-and-friends.co.uk

