



*** AVAILABLE SEPTEMBER ***

SMITH & FRIENDS are Pleased to Bring to the Market this Two Bedroom Semi-Detached House, Located within the Popular Sober Hall Area of Ingleby Barwick.

The Property Briefly Consists; Entrance Porch, Lounge with Patio Doors Leading to the Rear Garden, Kitchen/Diner. The First Floor Provides; Landing, with Two Good Sized Bedrooms and the Family Bathroom. Benefiting from Gas central heating and Upvc double glazing.

External, the Front of the Property has a Double width Driveway providing plenty of off street parking, whilst the Rear of the Property has an Enclosed Garden.

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

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

REQUIRED EARNINGS: Tenants £ 20,250pa; Guarantor, if required £24,300pa

RENT £675 PCM

BOND £778

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

Broomlee Close, Stockton-On-Tees, TS17 0FD

2 Bedroom - House - Semi-Detached

£675 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: B



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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			80
(81-91) B			
(69-80) C		70	
(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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