



*** AVAILABLE IMMEDIATELY***

SMITH & FRIENDS are pleased to bring to the market this, Lovely Three Bedroom Detached House, located within the popular area of Roundhill, Ingleby Barwick.

The Property Comprises of Entrance Hall, Lounge/Dining Room, Large Kitchen. The First Floor comprises of Three Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC. Externally the Property Provides Large Driveway, Single Garage, and Enclosed Rear Garden. The property has UPVC Glazing and Combi Boiler.

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

UNFURNISHED / NO SMOKERS / PETS Considered, Subject to Terms.
REQUIRED EARNINGS: Tenants £27,750pa; Guarantor, if required £33,300pa
RENT £925 pcm
BOND £1,067
(Application is subject to a Holding Fee - please refer to our website for further details)

Cradoc Grove, Stockton-On-Tees, TS17 5EE

3 Bedroom - House - Detached

£925 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: C



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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			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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