



\*\*\* AVAILABLE IMMEDIATELY \*\*\*

SMITH & FRIENDS are proud to bring to the market this Three Bedroom Townhouse, Located within the Popular Broomhill Area of Ingleby Barwick and within close proximity of local Amenities.

The Property Briefly Comprises of, Entrance Porch, with Lounge, Inner Hall, Downstairs WC and a Kitchen/ Diner with Double Doors Leading into the Rear Garden.

The First Floor you will find Two Double Bedrooms and a Modern Family Bathroom. The Second Floor Provides the Third Double Bedroom which Benefits a Walk-In Dressing Room.

Externally, the Rear of the Property has an Enclosed Rear Garden with a Decking Area and a Off Road Parking Space and Detached Garage. The Front of the Property has a Small Lawn Area.

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 PCM

BOND £980

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

**Hadleigh Walk, Stockton-On-Tees, TS17 5GW**

**3 Bedroom - House - Townhouse**

**£850 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Hadleigh Walk, Stockton-On-Tees, TS17 5GW



## GROUND FLOOR

Entrance Porch

Lounge  
14'10" x 11'10" (4.54m x 3.63m)

Inner Hall

Downstairs WC  
3'6" x 3'6" (1.09m x 1.07m)

Kitchen / Diner  
8'8" x 11'10" (2.66m x 3.63m)

## FIRST FLOOR

Landing

Bedroom 1  
8'8" x 11'10" (2.66m x 3.63m)

Bedroom 2  
8'4" x 11'10" (2.56m x 3.63m)

Family Bathroom  
7'3" x 5'4" (2.23m x 1.65m)

## SECOND FLOOR

Bedroom 3

7'10" x 11'10" (2.39m x 3.63m)

Dressing Room

5'8" x 4'11" (1.73m x 1.50m)

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			89
(81-91) B		77	
(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

