



*** AVAILABLE IMMEDIATELY ***

We are pleased to offer a two bedroom first floor Apartment located in the popular Broomhill area of Ingleby Barwick within walking distance of local Shops, Schools and Bus routes to the surrounding areas. In good decorative order throughout with fitted carpets. The property would be ideal for a Young Couple. Available to Let on an Unfurnished basis.

With the benefit of gas fired central heating and UPVC double glazing the accommodation briefly comprises: Entrance hall, 25'ft open plan Lounge with Dining area and fitted Kitchen with integrated appliances, bedroom one with en-suite dressing room, bedroom two and Bathroom WC with a white suite. Externally, there's an allocated car parking space, communal gardens and ample visitor parking. Viewing is highly recommended to appreciate the flat.

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

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

REQUIRED EARNINGS: Tenants £20,820pa; 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)

Hadleigh Walk, Stockton On Tees, TS17 5GW

2 Bedroom - Apartment - Purpose Built

£675 PCM

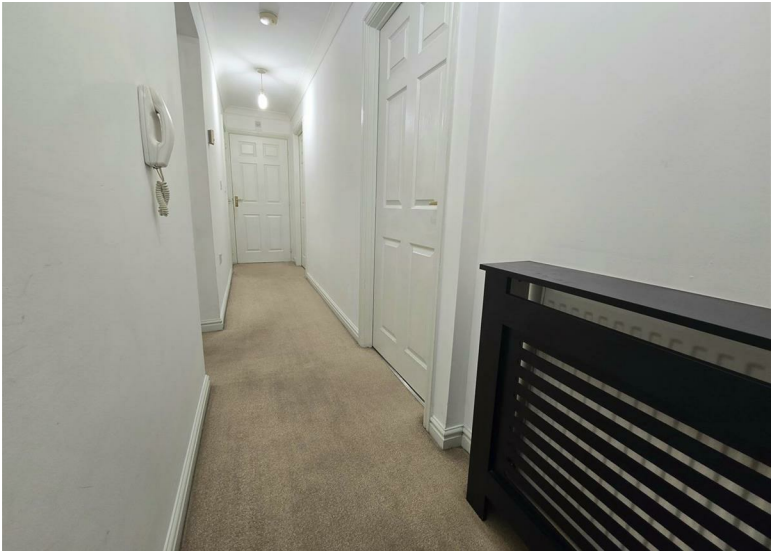
EPC Rating: C

TENURE:

COUNCIL TAX BAND: B



Hadleigh Walk, Stockton On Tees, TS17 5GW



Entrance Hall

Open-Plan Living Room / Kitchen / Diner

Bedroom 1

Walk-In Dressing Room

Bedroom 2

Family Bathroom

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		
(81-91) B		
(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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