



Bunting Close, Ingleby Barwick, Stockton-On-Tees, TS17 0TA
3 Bed - House - Detached
£995 Per Calendar Month

Council Tax Band: C
EPC Rating: C
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Bunting Close, Ingleby Barwick, TS17 0TA

*** AVAILABLE IMMEDIATELY ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this lovely three bedroom detached house, situated within a quiet cul-de-sac, located in the sought after area of Lowfields, Ingleby Barwick

The property briefly comprises of: Entrance Hall, Living Room, Kitchen/Diner with French Doors to the Rear Garden. The first floor provides a Landing, with Three Bedrooms (Master Bedroom with Built-In Wardrobes) and a Family Bathroom.

Externally, the property has a lawn area to the front of the property, with ample of off-street parking to the side of the property, leading to the Single Detached Garage at the Rear with a well maintain lawn.

Viewing is highly recommended.

UNFURNISHED / NO SMOKERS / NO PETS
REQUIRED EARNINGS: Tenants £29,850pa; Guarantor, if required £35,820pa
RENT £995 PCM
BOND £1,148
(Application is subject to a Holding Fee - please refer to our website for further details)

GROUND FLOOR

Entrance Hall
4'7" x 6'1"

Living Room
12'7" x 13'11"

Kitchen / Diner
15'5" x 10'9"

FIRST FLOOR

Landing
6'3" x 8'8"

Bedroom 1
8'7" x 14'9"

Bedroom 2
9'3" x 10'0"

Bedroom 3
6'9" x 9'1"

Family Bathroom
6'2" x 6'0"

DETACHED SINGLE GARAGE







- AVAILABLE IMMEDIATELY
- UNFURNISHED
- NO PETS
- AMPLE OF OFF STREET PARKING
- SINGLE DETACHED GARAGE
- SITUATED WITHIN A QUIET CUL-DE-SAC

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		
	71	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor



Floor 1

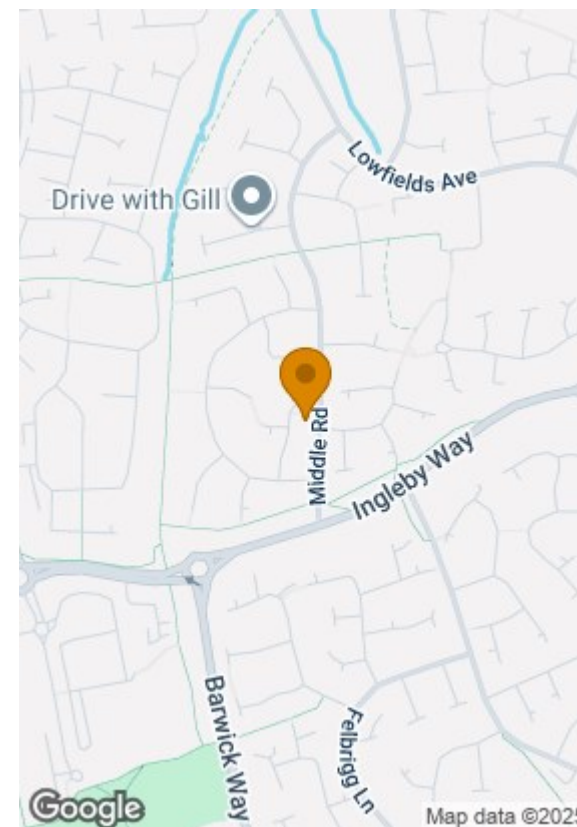
Approximate total area⁽¹⁾

759 ft²
70.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		71	77
		EU Directive 2002/91/EC	

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.

Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS