



Copse Lane, Ingleby Barwick, Stockton-On-Tees, Council Tax Band: C
TS17 0SD
4 Bed - House - Detached
£1,395 Per Calendar Month
EPC Rating: D
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Copse Lane, Ingleby Barwick, TS17 0SD

*** AVAILABLE IMMEDIATELY ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this beautiful four bedroom detached family home, positioned within a quiet cul-de-sac, within the sought after area of Lowfield's, Ingleby Barwick.

The property briefly comprises of; Entrance Porch Leading into a spacious Hallway, off the Hallway is a Downstairs WC, Good Size Kitchen, Living / Dining Room, Conservatory to the Rear. In addition the property has had a professional garage conversion carried out to create an additional Ground Floor Bedroom or can be used as a Second Reception Room.

Leading to the first floor is a stunning stain glass window which is viewed from the landing. The property has Two Double Bedrooms, and a Single Bedroom off the landing and a Four Piece Family Bathroom.

Externally, the property benefits from a South Westerly garden, with a recently installed Pergola over a patio area, whilst the front of the property has a generous size block paved driveway, allowing ample of off-street parking.

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

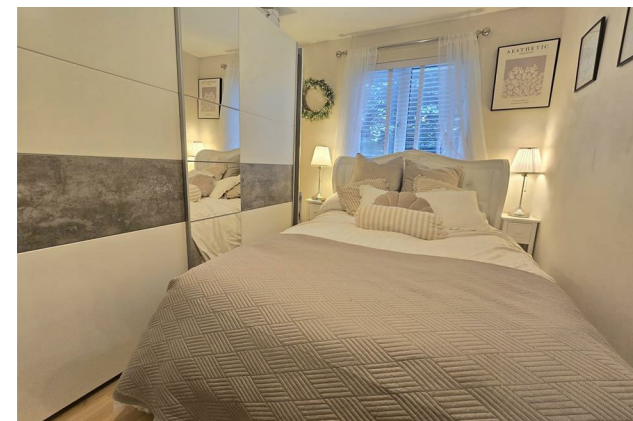
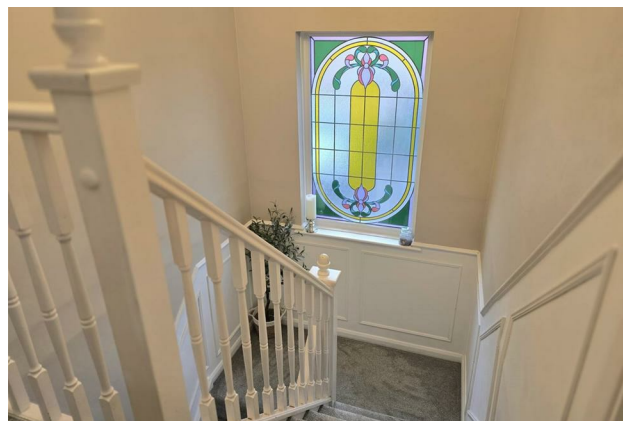
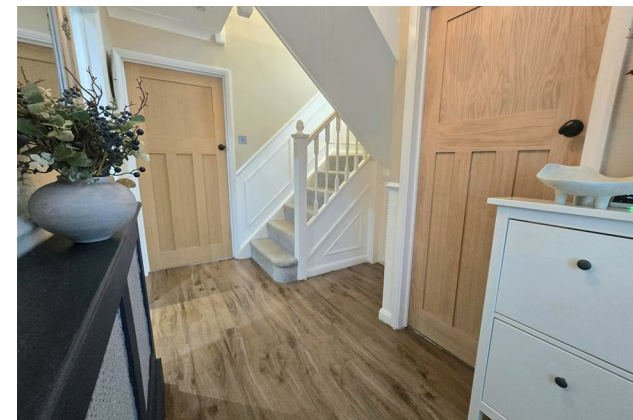
UNFURNISHED / NO SMOKERS / PETS CONSIDERED, subject to pet rent

REQUIRED EARNINGS: Tenants £41,850pa; Guarantor, if required £50,220pa

RENT £1,395 PCM

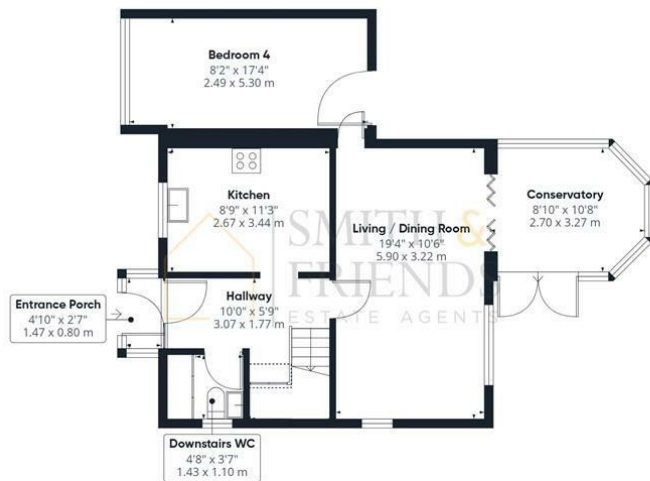
BOND £1,609

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









Ground Floor



Floor 1



Approximate total area⁽¹⁾

1042 ft²
96.8 m²

Reduced headroom

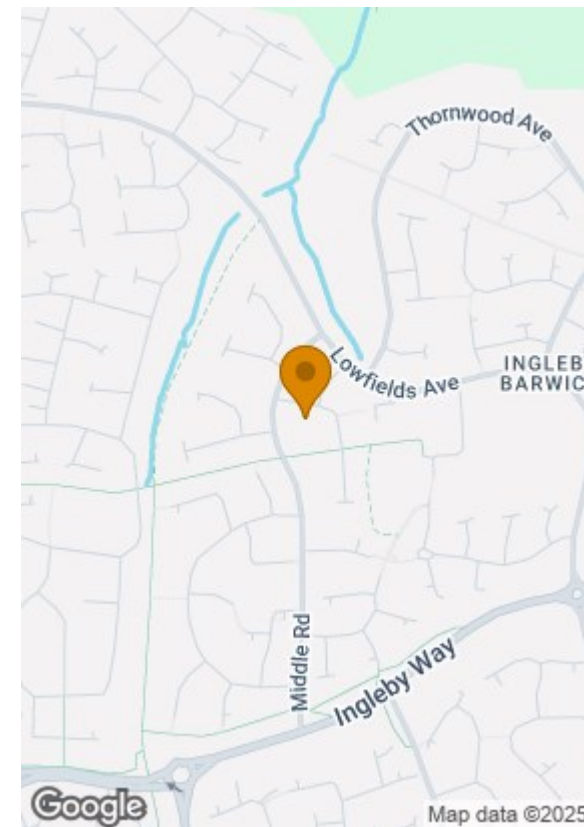
5 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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		63	79
		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