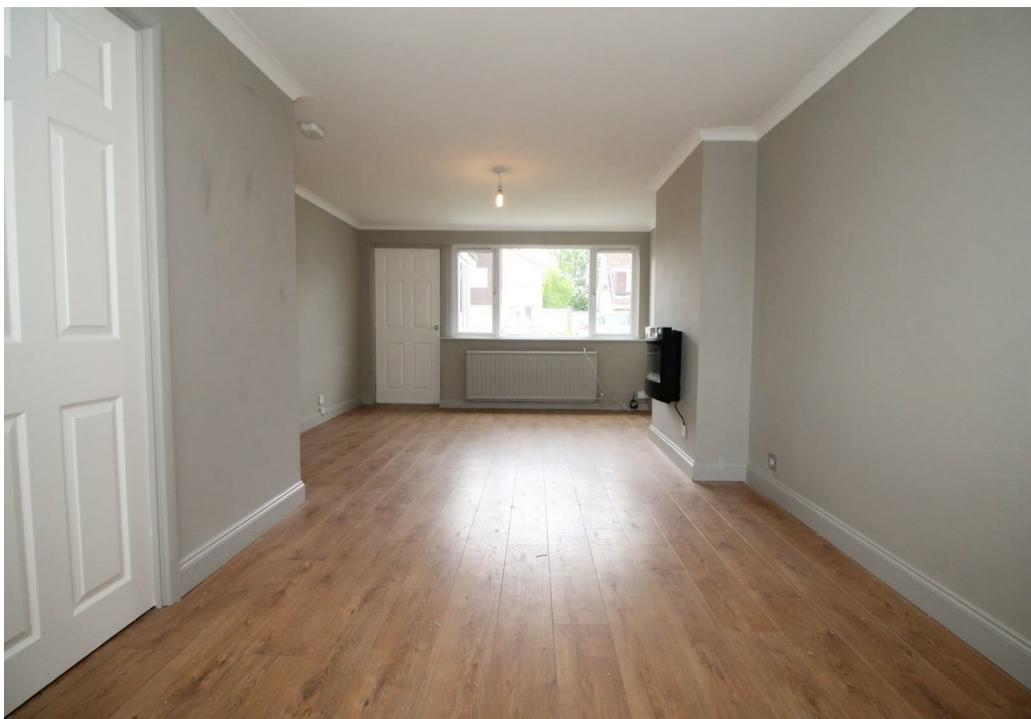




**Beaumaris Drive, Eaglescliffe, TS16 9HG**  
**3 Bed - House - Semi-Detached**  
**£1,050 Per Calendar Month**

**Council Tax Band: C**  
**EPC Rating: D**  
**Tenure:**





# Beaumaris Drive, TS16 9HG

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

NEW TO THE MARKET, with Smith & Friends Estate Agents, this spacious three bedroom semi-detached house, standing on a good sized corner plot at the entrance to the cul de sac with gardens to three sides and driveway providing off street parking.

The property briefly comprises of; Entrance Hall, Playroom/Study, 22' Lounge/ Dining Room, refitted Kitchen with built in oven and hob, and a good sized Conservatory.

The first floor provides; Landing, Three Bedrooms and Refitted Bathroom/WC with a white suite and separate shower cubicle. Externally there is an open-plan front and side garden with driveway and an enclosed side and rear garden with patio area.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Additional Pet Rent.

Tenant Income - £28,500 pa / Guarantor Income - £ 34,200 pa

Monthly Rent - £1,050 pcm

Bond - £1,211

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



## GROUND FLOOR

### ENTRANCE HALL

Double glazed entrance door to the front elevation. Double glazed window to the side elevation. Wood effect laminate flooring and panelled doors leading to the playroom/ Study and lounge.

### PLAYROOM/STUDY

16' x 8'

Suitable for a variety of uses with central heating radiator and meter cupboard.

### LOUNGE/DINING ROOM

22'2 x 11'10 narrowing to 8'10

Dual aspect double glazed windows to the front and rear elevations. Wall mounted plasma style pebble effect living flame electric fire, tv aerial point, two central heating radiators, wood effect laminate flooring and ceiling coving. Panelled door leading to the kitchen and panelled door leading to a closed staircase with access to the first floor.

### KITCHEN

11'4 x 7'2

Double glazed window to the rear elevation and double glazed door leading to the conservatory. Refitted with an excellent range of traditional floor, wall and drawer units in grey with chrome handles with fitted work surfaces having a tiled splash back surround incorporating a single drainer resin sink unit with mixer tap. Built in double oven and hob with stainless steel extractor hood above. Space and plumbing for washing machine and space for a fridge/ freezer. Built in storage cupboard, tiled flooring and spot lights to the ceiling.

### CONSERVATORY

17'2 x 7'2

uPVC double glazed conservatory with central heating radiator and double glazed French doors leading to the rear garden.

## FIRST FLOOR

### LANDING

Double glazed window to the side elevation. Access to the loft and panelled doors leading to three bedrooms and bathroom/WC.

### BEDROOM 1

12' x 10'10

Double glazed window to the front elevation and central heating radiator.

### BEDROOM 2

12' x 10'4

Double glazed window to the rear elevation and central heating radiator. Built in cupboard with gas boiler providing hot water and central heating.

### BEDROOM 3

9'4 x 8'10

Double glazed window to the front elevation and central heating radiator.

### BATHROOM/WC

9'4 x 7'6 maximum

Two double glazed windows to the side and rear elevation. Refitted white suite comprising bath with mixer tap, shower cubicle with wall mounted electric shower, pedestal washbasin with mixer tap and low level wc. Part tiled walls, tiled flooring and chrome ladder type central heating radiator.

### OUTSIDE

Open plan pebbled front and side garden with established hedging and concrete drive providing off street parking facilities. Good sized side and rear garden enclosed by timber fencing. Lawned area with block paved patio area and pebbled borders for easy maintenance.



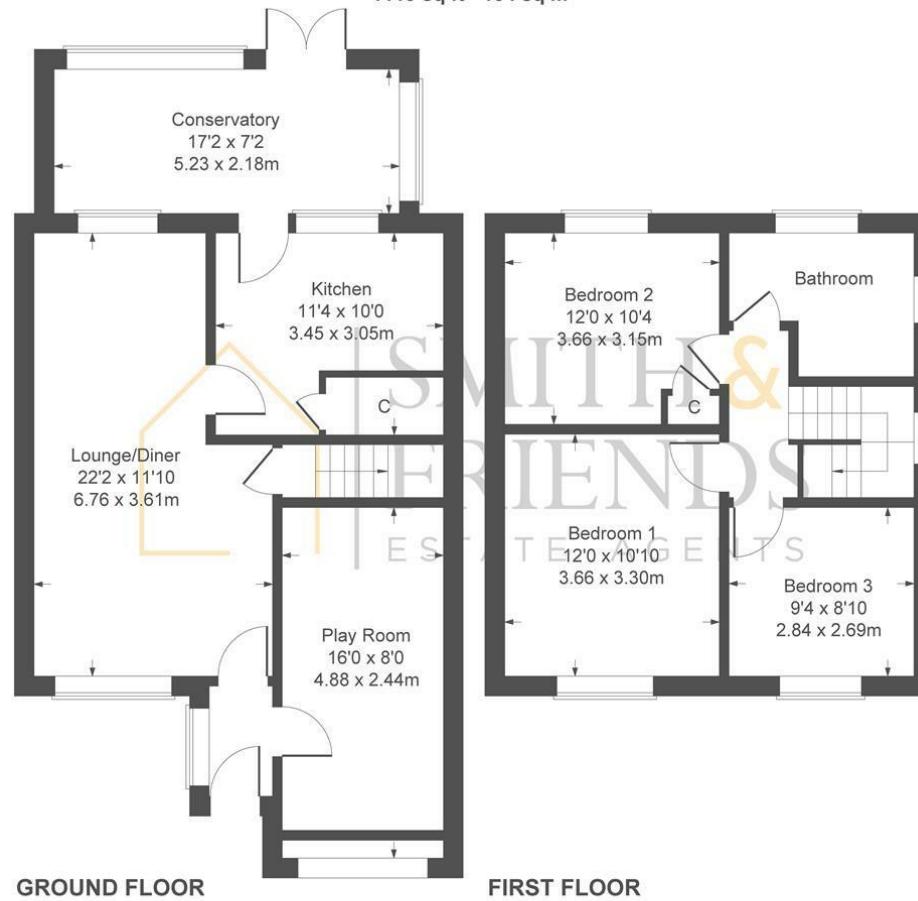




# Beaumaris Drive

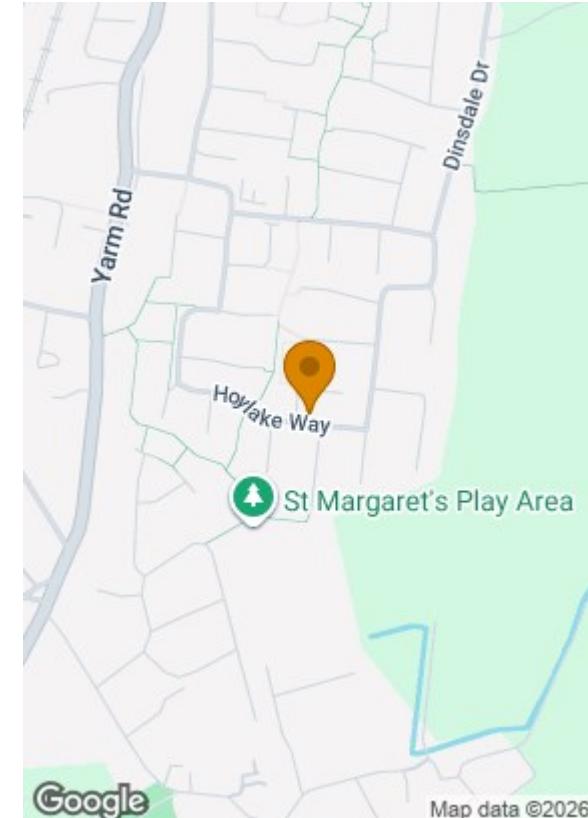
Approximate Gross Internal Area

1119 sq ft - 104 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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		85
(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	

**Barwick Lodge, Ingleby Way, Ingleby Barwick,  
TS17 0RH**  
Tel: 01642 762944  
[inglebybarwick@smith-and-friends.co.uk](mailto:inglebybarwick@smith-and-friends.co.uk)  
[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)



**SMITH &  
FRIENDS**  
ESTATE AGENTS