



Smith & Friends are pleased to offer for RENT an individually designed three bedroom detached house located on the popular Cedarwood Glade development in the popular village of Stainton on the outskirts of Middlesbrough.

Built in 2012 the property is in the process of redecoration and benefits from gas central heating and upvc double glazing. A particular feature is the large fully boarded loft which offers potential for conversion into an additional bedroom or living space subject to planning.

Stainton is located between Middlesbrough and Yarm with an excellent network of roads including the A19 trunk road providing easy access to the surrounding residential and commercial areas.

The accommodation briefly comprises: Entrance Hall with tiled flooring and staircase to the first floor, ground floor Cloakroom/ wc with a white suite and tiled flooring, spacious Lounge with French doors, fitted Kitchen with built in oven and hob and dishwasher, Landing with staircase to the Loft, three Bedrooms and Bathroom/ wc with white suite and tiled flooring.

Externally to the side and rear is a low maintenance paved patio area with paved driveway to front for two cars.

Bond- £917

Energy Rating C
Council Tax Band C

Tenant required earnings £24,000 - , If required, Guarantor earnings - £28,800

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

Cedarwood Glade, Middlesbrough, TS8 9DJ

3 Bedroom - House - Detached

£795 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: C



Cedarwood Glade, Middlesbrough, TS8 9DJ



GROUND FLOOR

Entrance Hall

10'8 x 8'0 including wc (3.05m'2.44m x 2.44m'0.00m including wc)

Cloakroom/ wc

Living Room

15'10 x 10'10 (4.57m'3.05m x 3.05m'3.05m)

Kitchen

10'8 x 7'0 (3.05m'2.44m x 2.13m'0.00m)

FIRST FLOOR

Landing

Bedroom 1

11'8 x 9'0 (3.35m'2.44m x 2.74m'0.00m)

Bedroom 2

10'0 x 7'10 (3.05m'0.00m x 2.13m'3.05m)

Bedroom 3

9'10 x 5'6 (2.74m'3.05m x 1.52m'1.83m)

Loft Room

22'0 x 9'8 overall (6.71m'0.00m x 2.74m'2.44m overall)

Bathroom/ wc

7'6 x 6'6 (2.13m'1.83m x 1.83m'1.83m)

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		91
(81-91) B	80	
(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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