



AVAILABLE FROM MID JUNE 2025. SMITH AND FRIENDS are delighted to offer FOR RENT this spacious three bedroom semi detached property positioned at the head of this popular Marton cul-d-sac, close to local amenities and well regarded schools.

The well presented living accommodation comprises of; entrance porch, lounge which opens into the dining room, conservatory and a modern kitchen/breakfast room. To the first floor landing are three bedrooms and a modern family bathroom/WC. Externally to the rear is an enclosed garden which is mainly laid to lawn. To the front of the property is an open plan front garden with drive for one car leading to the garage.

NO PETS OR SMOKERS

BOND- £1148

Energy Rating D  
Council Tax Band C

Required earnings for tenant - £30,000 or £36,000 for guarantor if required

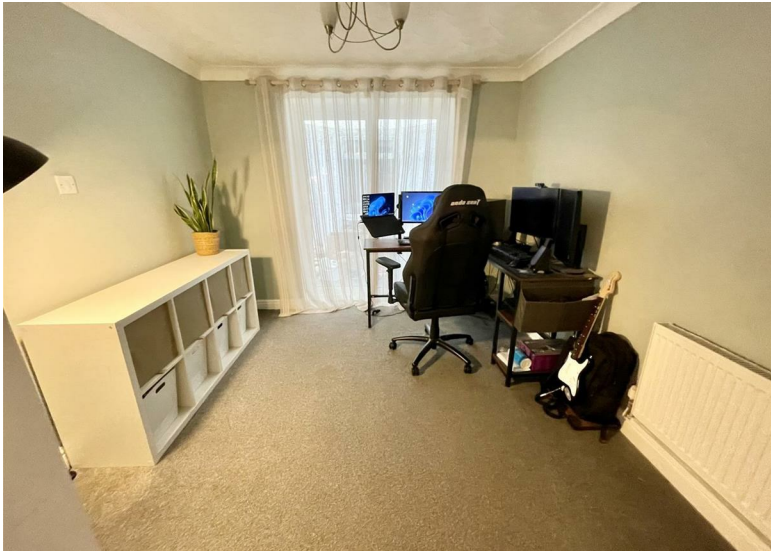
(Application is subject to a Holding Fee - please refer to our website for further details)

**Garstang Close, Middlesbrough, TS7 8PE**  
**3 Bedroom - House - Semi-Detached**  
**£995 PCM**  
**EPC Rating: D**  
**TENURE:**  
**COUNCIL TAX BAND:**





Garstang Close, Middlesbrough, TS7 8PE



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                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      |                         |
| (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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