

\*\*\* Available Now \*\*\*

Spacious three bedroom mid terraced house, refurbished and redecorated throughout with new flooring, re-fitted kitchen and bathroom, viewing is highly recommended.

Comprising of entrance hall, lounge, re-fitted kitchen/dining room with built-in oven and hob, fitted utility room, landing, three bedrooms, re-fitted bathroom/WC with white suite and shower. Benefits from gas central heating, mostly double glazed, front and rear gardens, popular road on Hardwick estate within walking distance of shops, schools, bus routes and North Tees Hospital.

REQUIRED EARNINGS - TENANTS: £22,500pa; GUARANTORS: if required £27,000pa

RENT £750

BOND £865

Early viewing is recommended. - Contact SMITH & FRIENDS Ltd - Estate Agents Stockton-on-Tees, Early viewing is highly recommended.

**Ingleton Road, Stockton-On-Tees, TS19 8EQ**

**3 Bedroom - House - Mid Terrace**

**£750 Per Calendar Month**

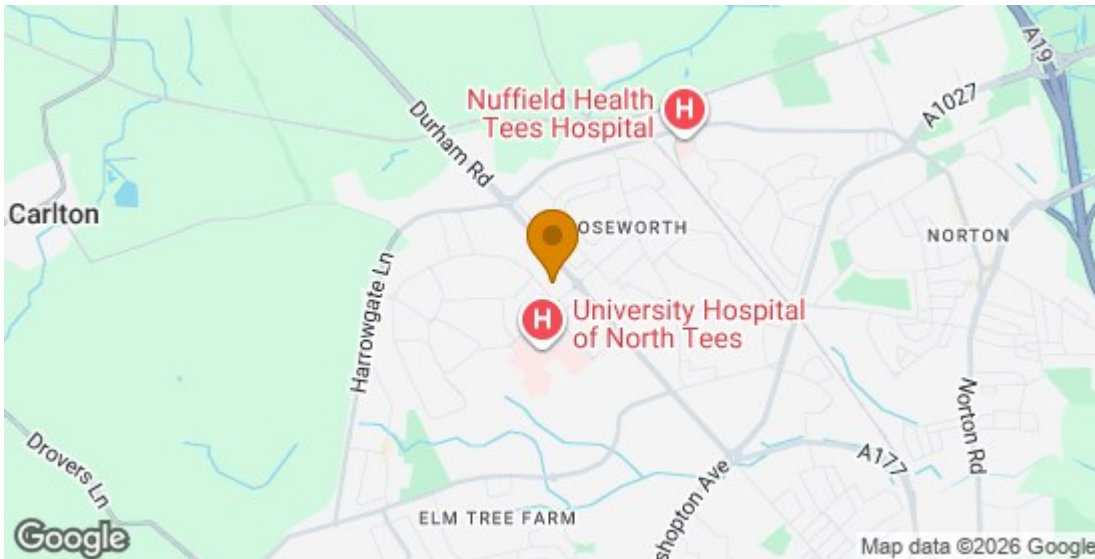
**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: A**



# Ingleton Road, Stockton-On-Tees, TS19 8EQ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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