



Birchwood Road, Marton-In-Cleveland,  
Middlesbrough, TS7 8DD  
4 Bed - House - Detached  
£1,350 Per Month

Council Tax Band: D  
EPC Rating: D  
Tenure:



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Birchwood Road, Marton-In-Cleveland, TS7 8DD

Smith & Friends are delighted to offer for RENT his larger than average four bedroom detached property situated in the ever so popular Marton and within easy reach to local amenities. The spacious living accommodation briefly comprises; entrance hall, large living room and a modern kitchen opening to living/dining space. To the first floor landing are four bedrooms, one benefitting from an en-suite and a separate family bathroom. Viewings come highly recommended to fully appreciate.

Energy Rating D  
Council Tax Band D

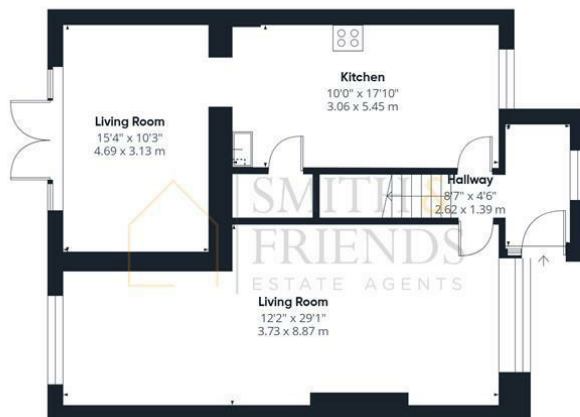
DEPOSIT- £1557

Tenant required earnings -£40,500 If required, Guarantor earnings if required-£48,600  
(Application is subject to a Holding Fee - please refer to our website for further details)









Ground Floor



Floor 1

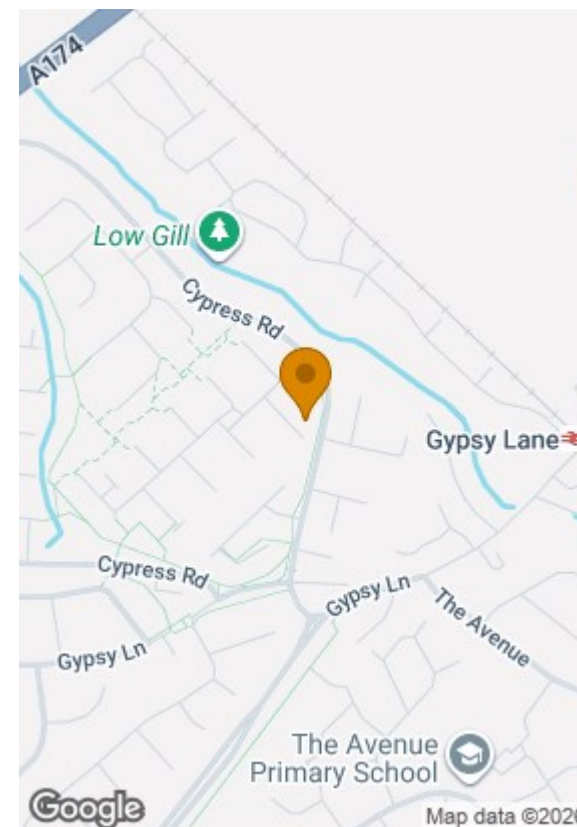
Approximate total area<sup>(1)</sup>  
1465 ft<sup>2</sup>  
136.2 m<sup>2</sup>

(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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</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 incentives relating to these services.

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