



Hanbury Close, Ingleby Barwick, TS17 0UQ
4 Bed - House - Detached
£1,695 Per Calendar Month

EPC Rating: D
Tenure:
Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Hanbury Close

Ingleby Barwick Stockton-On-Tees TS17 0UQ

*** AVAILABLE IMMEDIATELY ***

*** FULLY FURNISHED, DETACHED FAMILY HOME ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this Amazing Fully Furnished Detached Four Bedroom Family Home, Situated within a Quiet Sought After Area of Beckfield's, Ingleby Barwick.

The Property Briefly Comprises of; Entrance Hallway, Downstairs WC, Living Room, Open-Plan Kitchen / Diner / Entertainment Area.

The First Floor provides a Landing with a Spacious Airing Cupboard, Two Double Bedrooms (Master with Built-In Wardrobes and En-Suite Shower Room), Two Smaller Bedrooms and a Family Bathroom.

Externally, the property has a Landscaped Rear Garden benefitting from South Facing. The Front of the Property has a Spacious Driveway allowing ample of off-street parking.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

FULLY FURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.

REQUIRED EARNINGS: Tenants £50,850pa; Guarantor, if required £61,020pa

RENT £1,695 PCM

BOND £1,955

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











GROUND FLOOR

Entrance Hallway

18'3" x 6'1" (5.57m x 1.86m)

Glass Panelled Staircase, with Storage Area Under the Stairs

Downstairs WC

6'9" x 2'9" (2.08m x 0.86m)

Modern WC with Basin/Cupboard

Living Room

18'11" x 11'3" (5.79m x 3.45m)

Bay Window with Karndeen Flooring

Open-Plan Kitchen / Diner / Entertainment Area

14'8" x 26'7" (4.48m x 8.12m)

Integrated Appliances, including a Bosch Oven, Samsung American Fridge Freezer with Ice Dispenser, Washing Machine, Condenser Dryer & AEG Dishwasher.

FIRST FLOOR

Landing

13'11" x 6'0" (4.26m x 1.84m)

Additional Airing Cupboard with Sensor Lights/Shelving

Bedroom 1

11'0" x 11'4" (3.37m x 3.47m)

Built-In Wardrobes

En-Suite Shower Room

7'4" x 5'7" (2.26m x 1.72m)

Modern Three Piece Shower Room with LED Bluetooth Mirror

Bedroom 2

10'6" x 11'5" (3.22m x 3.49m)

Double Bedroom to the Rear of the Property

Bedroom 3

7'8" x 7'6" (2.36m x 2.30m)

Currently Used as a Walk-In Dressing Room

Bedroom 4

8'1" x 5'6" (2.47m x 1.68m)

Smaller Bedroom (Ideal for Home Office)

Family Bathroom

8'2" x 5'7" (2.51m x 1.71m)

Modern Three Piece Bathroom with LED Mirror

SINGLE INTEGRAL GARAGE

17'5" x 8'5" (5.31m x 2.59m)

Spacious Garage with Utility Area at the Rear of the Garage





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1307 ft²
121.5 m²

Reduced headroom

14 ft²
1.3 m²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	79
	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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