



Smith & Friends are delighted to offer for rent this well presented three bedroom semi detached property in Marton Manor. The attractive living accommodation briefly comprises; entrance hall, living room leading into dining area and a modern fitted kitchen with access to the garden. To the first floor landing are three bedrooms and a modern shower room fitted with a three piece suite. Externally to the front and rear are gardens which are mainly laid to lawn and to the side of the property is parking leading to the single garage.

Energy Rating D
Council Tax Band C

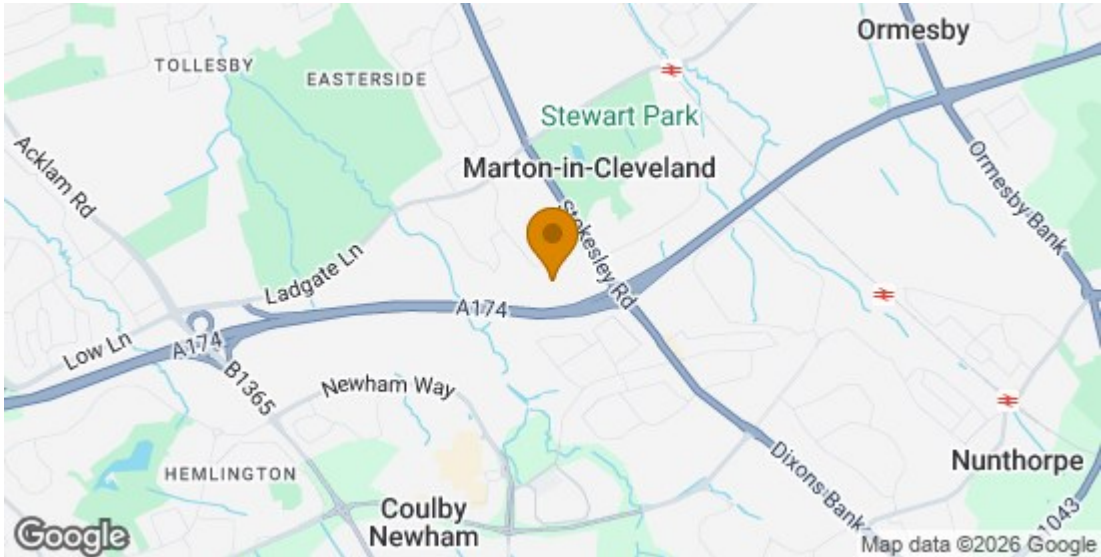
BOND - £1038

Required earnings; tenant £27,000 guarantor if needed; £32,400
(Application is subject to a Holding Fee - please refer to our website for further details)

Campion Grove, Middlesbrough, TS7 8SJ
3 Bedroom - House - Semi-Detached
£900 Per Calendar Month
EPC Rating: D
TENURE:
COUNCIL TAX BAND: C



Campion Grove, Middlesbrough, TS7 8SJ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		60
(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

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

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

