

## Price TBC

### Cunningham Drive, Thornaby, TS17



- Entrance Porch
- Lounge
- Kitchen/Diner
- Three Bedrooms
- Bathroom
- Driveway
- Front & Rear Gardens
- Side Patio/Drive
- EPC Rated: C

We welcome to the rental market this delightful three-bedroom semi-detached home, perfect for families and those seeking comfortable, well-kept accommodation in a popular residential area.

This well-presented property offers:

## Ground Floor

Entrance porch

Inviting lounge with plenty of natural light

Modern kitchen/diner, ideal for family meals and entertaining.

## First Floor

Three well-proportioned bedrooms

Family bathroom in good condition

## Outdoor Space

Beautiful enclosed mature garden, not overlooked, offering exceptional privacy

Greenhouse and garden shed — ideal for gardening enthusiasts

Gated side patio/drive providing secure access

Front driveway and garden, offering additional parking

The home is presented in good condition throughout, making it perfect for families to let. With spacious living areas and attractive outdoor space, it offers comfort, practicality, and a welcoming environment.

## Move In Costs

Deposit £

Rent £

Holding Payment £ - (please note this payment forms part of the deposit above)

\*There are no application/administration fees payable as per the Tenant Fees Act 2019.

[https://assets.publishing.service.gov.uk/media/5f745d69d3bf7f287328e5a5/Tenant\\_Fees\\_Act\\_-\\_Tenant\\_Guidance.pdf](https://assets.publishing.service.gov.uk/media/5f745d69d3bf7f287328e5a5/Tenant_Fees_Act_-_Tenant_Guidance.pdf)

We are proudly Members of the following:

ARLA, NAEA, The Tenancy Deposit Scheme, The Deposit Protection Service and The Property Ombudsman, CMP Registered Agent.

Please note that a guarantor may be required depending on circumstances. Please contact us for more information.

# Cunningham Drive, Thornaby, TS17

## Entrance Porch

## Lounge

*12'10" x 16'11" (3.91m x 5.16m)*

Laminate flooring. Fireplace with electric fire. Radiator. Blinds. Curtains. Smoke detector.

## Kitchen/Diner

*10'11" x 16'11" (3.33m x 5.16m)*

Tiled flooring. Base and wall units. Radiator. Extractor. Laminate worktops. Sink with mixer tap. Boiler. Roller blinds x2. Dining area. Patio doors leading to rear garden.

## Landing

Carpeted. Loft access. Smoke detector.

## Bedroom 1

*10'3" x 12'5" (3.12m x 3.78m)*

Fitted wardrobes with sliding doors. Laminate flooring. Radiator. Blinds. Curtains.

## Bedroom 2

*9'3" x 9'3" (2.82m x 2.82m)*

Laminate flooring. Radiator. Blinds. Curtains. Wardrobes with sliding doors.

## Bedroom 3

*6'5" x 9'4" (1.96m x 2.84m)*

Laminate flooring. Radiator. Roller blind. Blinds. Storage cupboard.

## Bathroom

*7'4" x 6'1" (2.24m x 1.85m)*

Vinyl flooring. Bath with shower. Shower off mixer taps. Shower screen. Radiator. Pedestal sink. Toilet. Roller blind. Tiled. Mirror. Shelf.

## Front Garden

Mature borders/shrubs. Driveway.

## Rear Garden

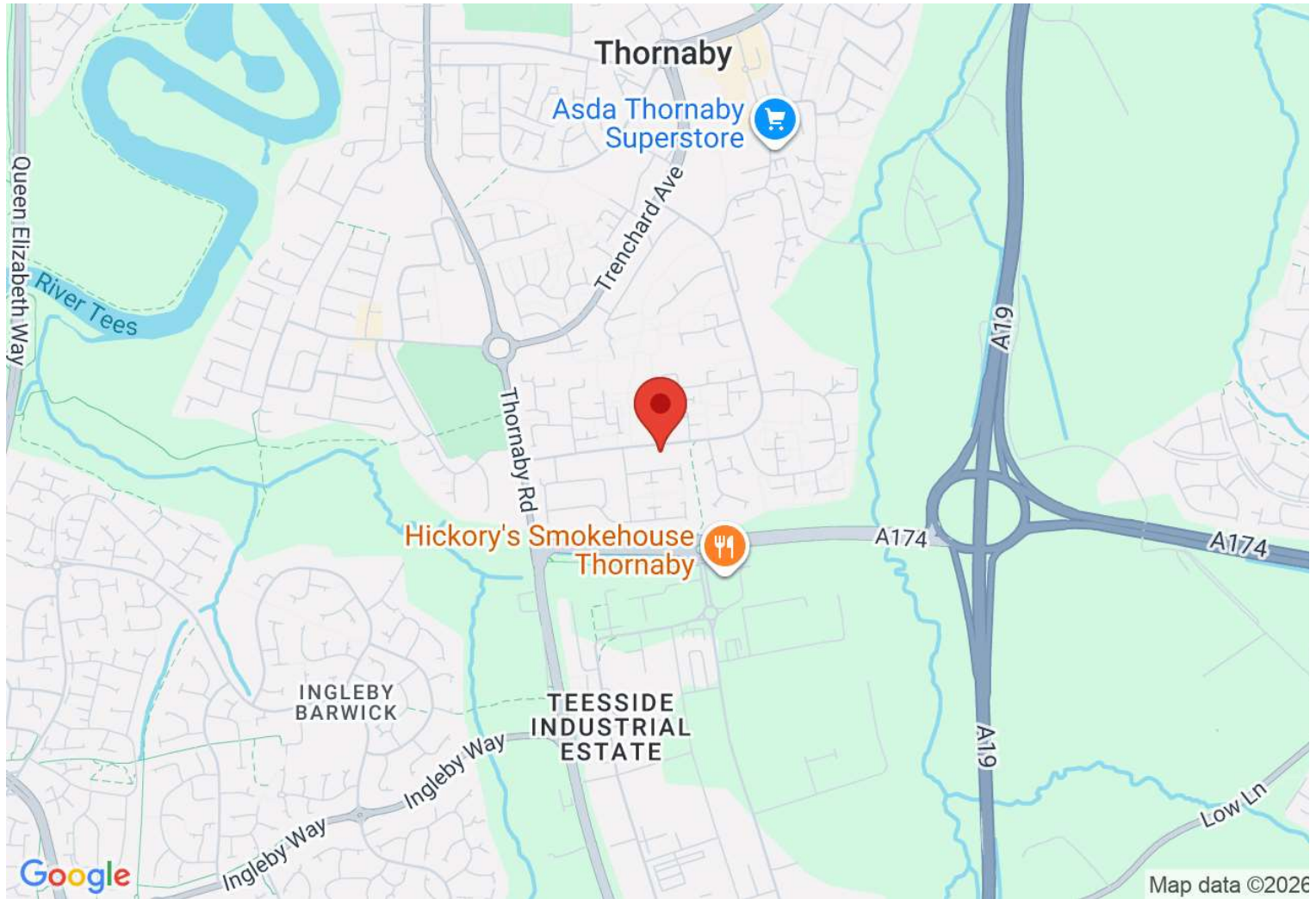
Enclosed. Decking. Laid to lawn. Greenhouse. Shed. Side patio/driveway.





## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS REDCAR LETTINGS & SALES COMPANY LTD

Exchange Buildings, 17-19 Cleveland Street, Redcar, TS10 1AR T: 01642 483430 E: [info@redcarletting.co.uk](mailto:info@redcarletting.co.uk) W: [redcarlettingandsales.co.uk](http://redcarlettingandsales.co.uk)

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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