



"Claireville" Yarm Road, Eaglescliffe, TS16 9BG
5 Bed - House - Semi-Detached
£2,495 Per Calendar Month

EPC Rating: D
Tenure:
Council Tax Band: E

 **SMITH &
FRIENDS**
ESTATE AGENTS

"Claireville" Yarm Road Eaglescliffe Stockton-On-Tees TS16 9BG

SMITH AND FRIENDS are pleased to the market for rent, this outstanding three storey period style semi detached house located in a sought after location "Claireville" Yarm Road in Eaglescliffe.

Originally built by a wealthy ship builder in the 1880's. The property has been refurbished to a high standard and now offers extensive family sized accommodation over three floors with lots of period character including large rooms and high ceilings. Standing on a generous plot with excellent off street parking facilities, front garden and good sized garden to the rear.

Presented in immaculate decorative order throughout with the benefit of gas central heating, upvc double glazing and a recent new roof. Quality luxury fittings throughout.

In a sought after residential area within walking distance of local shops, bars and restaurants, Preston Park, excellent schools for all age groups, regular bus services to Yarm High Street and Stockton Town Centre, Eaglescliffe Golf Club, Eaglescliffe railway station and only a short drive from Yarm with its wider range of amenities and lovely walks along The River Tees.

The accommodation briefly comprises. Ground Floor: Entrance Hall with spindle staircase to the first floor, Cloakroom/ wc, Lounge with bay window, Sitting Room with bay window and wood burning stove, 26' refitted Kitchen/ Dining Room with a range of integrated appliances and bay window.

First Floor: Landing with spindle staircase to the second floor, three Bedrooms - all with fitted wardrobes, luxury fully tiled En Suite Shower Room/ wc and luxury family Bathroom/ wc.

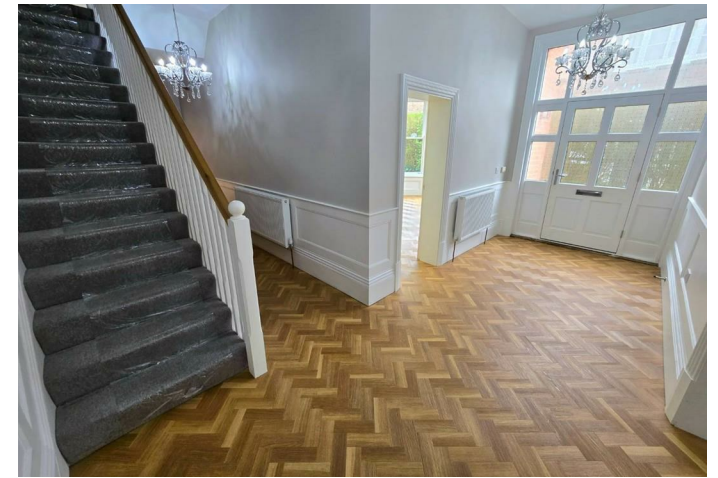
Second floor: Landing, with two large Bedrooms - both with fitted wardrobes and sharing a luxury fully tiled and Jack & Jill En Suite Bathroom/ wc.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.

REQUIRED EARNINGS: Tenants £74,850pa; Guarantor, if required £89,820pa

RENT £2,495 PCM

BOND £2,878











GROUND FLOOR

Entrance Hall

Cloakroom/ wc

4'2 x 3'10 (1.27m x 1.17m)

Lounge

18'4 into bay x 15'0 (5.59m into bay x 4.57m)

Sitting Room

19'4 into bay x 18'4 (5.89m into bay x 5.59m)

Kitchen/ Dining Room

26'6 x 13'10 plus bay window (8.08m x 4.22m plus bay window)

FIRST FLOOR

Landing

Bedroom 1

27'0 x 13'10 maximum measurement (8.23m x 4.22m maximum measurement)

En Suite Shower Room/ wc

7'4 x 6'6 (2.24m x 1.98m)

Bedroom 2

15'2 x 13'4 plus wardrobes (4.62m x 4.06m plus wardrobes)

Bedroom 3

16'6 x 16'0 plus wardrobes (5.03m x 4.88m plus wardrobes)

Bedroom 4

15'2 x 13'4 (4.62m x 4.06m)

Bedroom 5

16'6 x 16'0 plus wardrobes (5.03m x 4.88m plus wardrobes)

Jack & Jill Shower Room/ wc

10'10 7'6 (3.30m 2.29m)

Family Bathroom/ wc

10'10 x 7'6 (3.30m x 2.29m)







Ground Floor



Floor 1



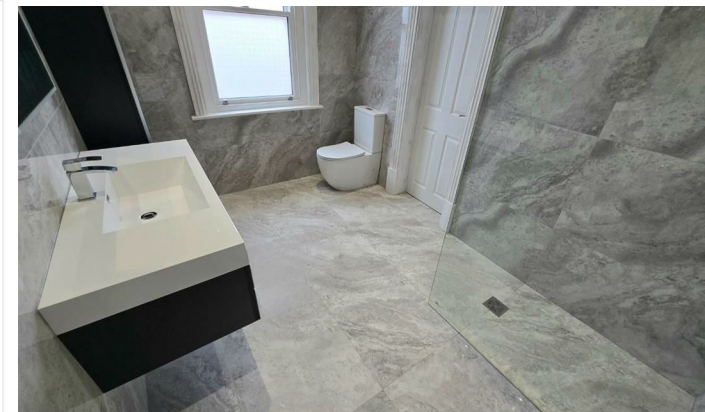
Floor 2

Approximate total area^m
 3082.03 ft²
 286.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	
(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 incentives relating to these services.

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