



SMITH & FRIENDS
ESTATE AGENTS



*** AVAILABLE JUNE ***

SMITH & FRIENDS are Pleased to Bring to the Market this Impressive Four Bedroom Detached Property, Located within the Popular Beckfields Area of Ingleby Barwick in a Sought after Cul-de-sac Position.

The Accommodation is Presented to an Impressive Standard Comprising of a Spacious Entrance Hall, with Stylish Panelling, Cloakroom/WC, Generous Lounge, Extensive Open-Plan Kitchen/Diner/Orangery with 'Bi-Fold' Doors to the Enclosed Rear Garden and Exceptional 'Lantern' Style Glass Ceiling Window, Separate Sitting Room, Currently Used as a Study and Conservatory. The First Floor Provides Four Bedrooms, the 'Master' being Very Sizeable, with an High-End En-Suite, and Separate Modern Family Bathroom.

Externally, the Property Provides a Generous Rear Garden, Double Driveway, Well Maintained Landscaped Front Garden and Double Garage.

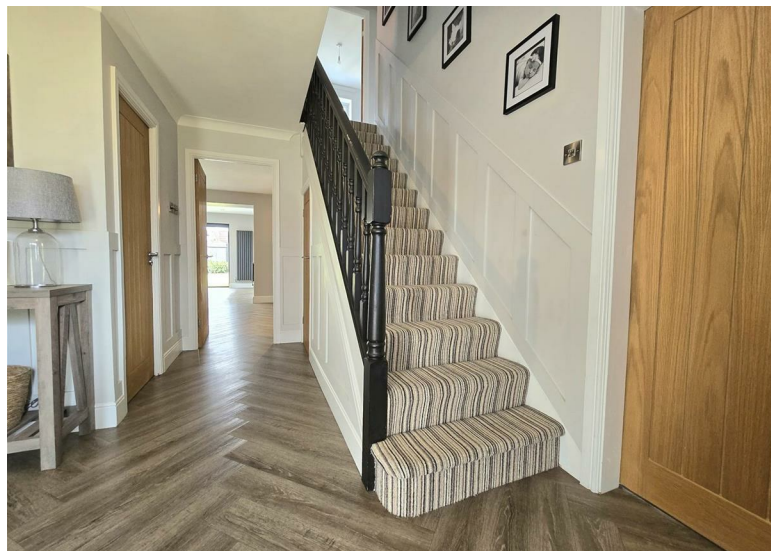
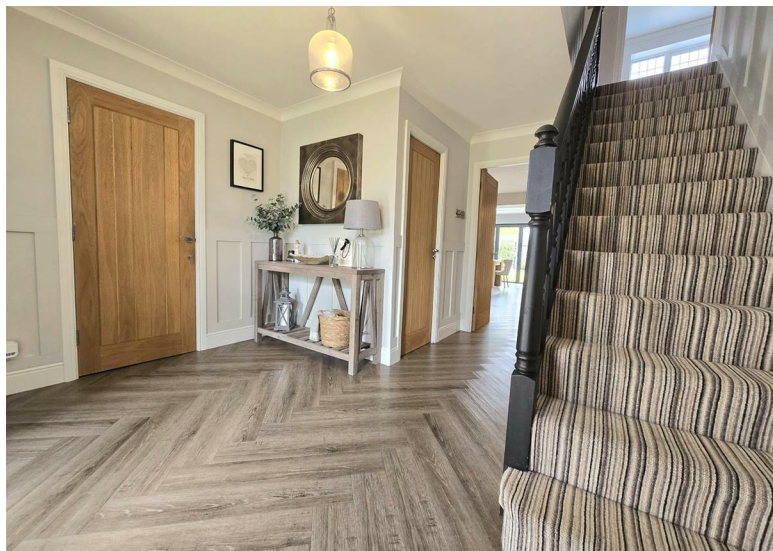
For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

FULLY FURNISHED / NO SMOKERS / NO PETS
 REQUIRED EARNINGS: Tenants £55,500pa; Guarantor, if required £66,600pa
 RENT £1,850 PCM
 BOND £2,134
 (Application is subject to a Holding Fee - please refer to our website for further details)

**Beadnell Close, Stockton-On-Tees, TS17
 0UA
 4 Bedroom - House - Detached
 £1,850 Per Calendar Month
 EPC Rating: D
 TENURE:
 COUNCIL TAX BAND F**



Beadnell Close, Stockton-On-Tees, TS17 0UA



GROUND FLOOR

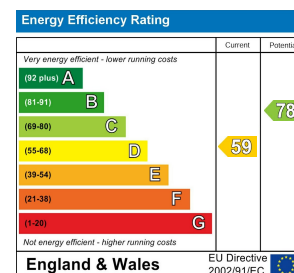
- Hallway
8'7" x 11'8" (2.64m x 3.58m)
- Living Room
18'5" x 13'2" (5.62m x 4.03m)
- Downstairs WC
4'11" x 3'9" (1.52m x 1.16m)
- Kitchen / Dining Room
24'7" x 18'3" (7.50m x 5.57m)
- Office
10'0" x 13'3" (3.05m x 4.04m)
- Sunroom / Conservatory
12'1" x 13'9" (3.69m x 4.20m)

- Bedroom 2
8'8" x 8'2" (2.66m x 2.49m)
- Bedroom 3
11'10" x 9'6" (3.62m x 2.90m)
- Family Bathroom
8'9" x 7'6" (2.67m x 2.30m)
- Master Bedroom
17'8" x 10'7" (5.39m x 3.25m)
- En-Suite
4'10" x 6'0" (1.49m x 1.83m)

FIRST FLOOR

- Landing
4'2" x 15'11" (1.29m x 4.86m)
- Bedroom 1
12'2" x 8'6" (3.73m x 2.61m)

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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