







*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are Pleased to Bring to the Market Modern Three Bedroom Detached Property, located in a Quiet Cul-de-Sac in the Popular Kingsmead Development in Eaglescliffe.

The Property Comprises of; Entrance Porch, Lounge, Dining Room and Spacious Kitchen. The First Floor has Three Bedrooms, with the Master Bedroom Providing En-Suite and a Three Piece Family Bathroom. The Property Benefits of Being Freshly Decorated Throughout, with Gas Central Heating and Double Glazing. Externally the Property, has a South Facing Enclosed Rear Garden and to the Front a Single Driveway and Integral Garage.

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

UNFURNISHED / NO SMOKERS / NO PETS REQUIRED EARNINGS: Tenants £29,850pa; Guarantor, if required £35,820pa RENT £995 PCM BOND £1,148

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

Black Diamond Way, Stockton-On-Tees, **TS16 0SE**

3 Bedroom - House - Detached

£995 Per Calendar Month **EPC** Rating: C **TENURE:**



Black Diamond Way, Stockton-On-Tees, TS16 0SE





GROUND FLOOR

Entrance Porch 4'0" x 2'11" (1.23m x 0.91m)

Lounge 14'3" x 11'6" (4.35m x 3.53m)

Dining Room 12'10" x 10'7" (3.92m x 3.23m)

Kitchen 13'5" x 9'3" (4.10m x 2.83m)

FIRST FLOOR

Landing 5'10" x 7'9" (1.79m x 2.37m)

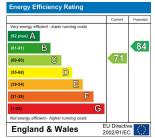
Master Bedroom 1 9'9" x 11'8" (2.98m x 3.56m)

En-suite 6'1" x 5'8" (1.87m x 1.74m)

Bedroom 2 8'0" x 9'11" (2.45m x 3.03m) Bedroom 3 10'10" x 9'10" (3.32m x 3.01m)

Family Bathroom 6'7" x 5'7" (2.03m x 1.71m)

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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