



SMITH AND FRIENDS are delighted to offer to the market to let this deceptively spacious three bedroom terraced home situated in this pleasant cul-de-sac in Coulby Newham within close proximity to local amenities. The property would appeal to a variety of buyers including first time buyers, anyone looking to downsize or investors. The living accommodation briefly comprises; entrance hall with stairs to the first floor, downstairs cloakroom/WC, good size lounge to the front aspect and a open plan kitchen/dining room to the rear of the property with access to the garden. To the first floor landing are three bedrooms and a bathroom suite fitted with a three piece suite comprising of panelled bath, wash hand basin and WC. Externally to the front of the property is street parking and to the rear is a low maintenance garden which fully paved. Viewings come recommended to appreciate.

Pets Considered  
No Smokers

Energy Rating C  
Council Tax Band - B

Bond- £917

Required earnings for tenant - £24,000 or £28,800 for guarantor if required  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Sunnyside, Middlesbrough, TS8 0RE**

**3 Bedroom - House - Mid Terrace**

**£795 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

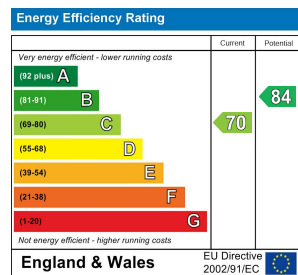
**COUNCIL TAX BAND: B**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

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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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