



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are pleased to be bringing to the market this unfurnished lovely three bedroom end terraced property located in a popular area of Thornaby, Stockton-on-Tees, within a prime location for schools and local shops and amenities.

The property briefly comprises of; Entrance Hall, Living Room with Patio Doors, a Spacious Kitchen/Diner and a Downstairs WC. The First Floor has two Good Sized Double Bedrooms, the Master including a Juliette Balcony and a Family Bathroom. Externally the property has a single driveway, garage to the front and an easy to maintain enclosed rear garden.

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

UNFURNISHED / NO SMOKERS / NO PETS
REQUIRED EARNINGS: Tenants £23,850pa; Guarantor, if required £28,620pa
RENT £795 PCM
BOND £917
(Application is subject to a Holding Fee - please refer to our website for further details)

**Rona Gardens, Stockton-On-Tees, TS17
8GN
3 Bedroom - House - Semi-Detached
£795 Per Calendar Month
EPC Rating: C
TENURE:
COUNCIL TAX BAND D**



Rona Gardens, Stockton-On-Tees, TS17 8GN



GROUND FLOOR

- Hallway
- Lounge
- Downstairs Cloakroom / WC
- Kitchen/Diner

FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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