



SMITH & FRIENDS are Pleased to Bring to the Market this Lovely Three Bedroom End Terraced Townhouse, Located in the Popular Area of "The Rings", Ingleby Barwick.

The Property Comprises of: Entrance Porch, Lounge, Inner Hallway, Cloakroom W.C. and Open plan Dining Kitchen. The First Floor Provides Two Double Bedrooms and Family Bathroom. The Second Floor has the Master Bedroom with En-Suite.

Externally, The Property has an Enclosed Rear Garden which is laid to Lawn with Paved Patio Area, and to the Front of the property you will find Allocated Parking.

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

UNFURNISHED / NO SMOKERS / NO PETS

REQUIRED EARNINGS: Tenants £28,350pa; Guarantor, if required £34,020pa

RENT £945 PCM

BOND £1,090

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

**Shapwick Place, Stockton On Tees,  
TS17 5NF**

**3 Bedroom - House - Townhouse**

**£945 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Shapwick Place, Stockton On Tees, TS17 5NF



## GROUND FLOOR

Entrance Hall

Lounge

Inner Hall

Kitchen/Diner

Downstairs WC/Cloakroom

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Family Bathroom

## SECOND FLOOR

Master Bedroom

En-suite

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			90
(81-91) B		78	
(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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