



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are delighted to bring to the market this well-presented Two-Bedroom Semi-Detached Bungalow situated on a popular and sort after Eaglescliffe. Located very close to local shops, transport links and local amenities.

The internal layout comprises of entrance porch, leading to an open plan Lounge/Diner and kitchen, which is great for hosting family occasions and events. The property offers a lavish four piece bathroom suite to the right of the property, followed by the master bedroom and bedroom two. The property provides front and gardens with access to a single garage and long driveway to the side of the property.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, subject to pet rent
REQUIRED EARNINGS: Tenants £ 27,750pa; Guarantor, if required £33,300pa

RENT £925 PCM

BOND £1,067

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

Rowan Road, Stockton-On-Tees, TS16

OLL

2 Bedroom - Bungalow - Semi Detached

£925 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND D



**SMITH &
FRIENDS**
ESTATE AGENTS

Rowan Road, Stockton-On-Tees, TS16 0LL



Entrance Porch

Lounge/Kitchen/Diner
24'4" x 11'7" (7.44m x 3.55m)

Inner Hallway

Bathroom

Bedroom 1
15'9" x 8'7" (4.82m x 2.62m)

Bedroom 2
11'0" x 8'7" (3.36m x 2.63m)

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		85
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		29
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Barwick Lodge, Ingleby Way, Ingleby
Barwick, TS17 0RH
01642 762944
inglebybarwick@smith-and-
friends.co.uk

