



Smith & Friends are Pleased to Bring to the Market this Three Storey Townhouse is ideal for a young couple or growing family, or Investors for Buy-to-Let, offering good sized living space, attached garage and gardens to the front and rear.

SMITH & FRIENDS are pleased to market this Three Bedroom Townhouse, located within the popular Bowesfield Estate, of Preston Farm, Stockton-on-tees. Ideally located to provide excellent access onto the local road networks, yet positioned in a tranquil area, with riverside walks on the doorstep.

The Accommodation Comprises of: Entrance Hall, Cloakroom WC, Utility room and Playroom / 3rd Bedroom, to the First Floor the Lounge has a Juliet Balcony with Stunning Views, and a Fitted Kitchen. The Second Floor has a further Two Double Bedrooms, (Master with En-Suite) and Family Bathroom.

Externally the enclosed rear garden is not overlooked, and the open plan front garden has Single Driveway and leads to the single garage.

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

UNFURNISHED / NO SMOKERS / NO PETS
 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)

Water Avens Way, Ingleby Barwick, TS18 3UN

3 Bedroom - House - Townhouse

£925 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: D



GROUND FLOOR

- Entrance Hall
- Cloakroom / WC
- Utility Room
- Bedroom 1 / Study

FIRST FLOOR

- Lounge
- Kitchen/Diner

SECOND FLOOR

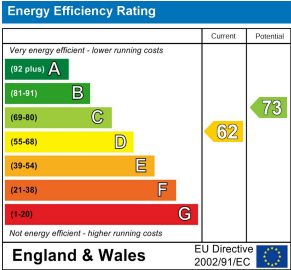
- Bedroom 2
- Master Bedroom
- Master En-suite
- Family Bathroom

Auction Paragraph

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56

days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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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