



**\*\*AVAILABLE FROM END OF OCTOBER 2024\*\***

Smith & Friends Estate Agents in Middlesbrough are delighted to offer for rent this superb 3 bedroom semi detached house offered on an unfurnished basis. Comprising of: entrance hall, cloakroom WC, lounge, dining kitchen, 3 bedrooms (Master with en-suite) and family bathroom. Externally there is a driveway, single garage and rear garden.

No Smokers  
Pets Considered

Energy Rating D  
Council Tax Band B

Deposit - £807

Required earnings for tenant - £21,000 or £25,200 for guarantor if required  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Glentworth Avenue, Middlesbrough, TS3 0QH**

**3 Bedroom - House - Semi-Detached**

**£700 PCM**

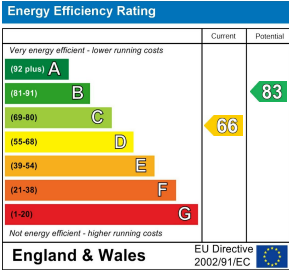
**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: B**



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.



26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

