



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are pleased to Bring to the Market this Three Bedroom Semi-Detached Family House in the sought after residential area of Broom Hill, Ingleby Barwick.

The property is arranged over two floors offering great accommodation, on the first floor a family bathroom and three bedrooms -the master with dressing area and En Suite shower room, whilst on the ground floor a sizeable Living/Dining room is adjoined by the kitchen with access to a good sized garage. there is also a downstairs wc. The property is completed with both front and rear gardens. Popular schools are close by and the amenities of Ingleby Barwick are within easy reach.

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

UNFURNISHED / NO SMOKERS / PETS Considered, Subject to Pet Rent.
REQUIRED EARNINGS: Tenants £28,500pa; Guarantor, if required £34,200pa
RENT £950 PCM
BOND £1,096
(Application is subject to a Holding Fee - please refer to our website for further details)

The Orchard, Stockton-On-Tees, TS17 5NA
3 Bedroom - House - Semi-Detached
£950 Per Calendar Month
EPC Rating: C
TENURE:
COUNCIL TAX BAND: C



The Orchard, Stockton-On-Tees, TS17 5NA



Lounge
22'7 x 9'6 (6.88m x 2.90m)

Kitchen
11'1 x 5'3 (3.38m x 1.60m)

WC
5'3 x 2'10 (1.60m x 0.86m)

Bedroom
10'6 x 9'6 (3.20m x 2.90m)

En-Suite
6'10 x 4'2 (2.08m x 1.27m)

Bedroom
9'11 x 7'11 (3.02m x 2.41m)

Bedroom
9'10 x 6'5 (3.00m x 1.96m)

Bathroom
6'2 x 5'5 (1.88m x 1.65m)

Garage
17'0 x 8'1 (5.18m x 2.46m)

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			86
(81-91) B			
(69-80) C		69	
(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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