



\*\*\* AVAILABLE DECEMBER \*\*\*

Smith & Friends are delighted to market this semi detached property which is situated with in a cul de sac. The accommodation offered comprises of hall, lounge, dining kitchen, landing to 2 bedrooms a study with a fitted staircase to a loft room and family bathroom. Externally the are side and rear gardens. To the front there is a paved drive providing off road parking facilities.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms  
REQUIRED EARNINGS: Tenants £23,850pa; Guarantor, if required £28,6920pa  
RENT £795 PCM  
BOND £917

**Gilpin Road, Stockton-On-Tees, TS17 8PF**  
**3 Bedroom - House - End Terrace**  
**£795 Per Calendar Month**  
**EPC Rating: D**  
**TENURE:**  
**COUNCIL TAX BAND: A**



# Gilpin Road, Stockton-On-Tees, TS17 8PF



## GROUND FLOOR

Entrance Hall

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Family Bathroom

## SECOND FLOOR

Bedroom 3

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                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 59                      |           |
| (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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