



SMITH & FRIENDS are delighted to offer to RENT this well presented three bedroom semi detached property in Acklam on an unfurnished basis. The spacious accommodation briefly comprises; entrance hallway, good size lounge/dining room leading to the conservatory, attractive kitchen and integral garage. To the first floor landing are three double bedrooms, bathroom and separate WC. Externally to the front of the property is a driveway with parking for 2-3 cars leading to the garage. To the rear of the property is an extensive garden which is mainly laid to lawn. Viewings come highly recommended to fully appreciate.

Energy Rating D  
Council Tax Band C

DEPSOIT - £1148

Required earnings for tenant - £30,000 or £36,000 for guarantor if required  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Birtley Avenue, Middlesbrough, TS5 8LH**

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

**£995**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: C**



# Birtley Avenue, Middlesbrough, TS5 8LH



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			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(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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