



SMITH & FRIENDS are delighted to offer to the market this well cared for two bedroom semi detached property situated in Stainton and offered on an unfurnished basis. The deceptively spacious living accommodation briefly comprises; entrance, generous living room with stairs to the first floor and fitted kitchen/dining room/snug. To the first floor landing are two double bedrooms and a bathroom fitted with a three piece suite. Externally to the front of the property is a pleasant garden with parking to the side leading to the garage. To the rear is the property is private garden which is laid to artificial turf, decked and paved area.

NO PETS

Council Tax Band B  
Energy Rating D

BOND £980

Tenant required earnings - £25,800  
If required, Guarantor earnings - £30,960

(Application is subject to a Holding Fee - please refer to our website for further details)

**Cedarwood Glade, Middlesbrough, TS8 9DL**

**2 Bed - House - Semi-Detached**

**£850 Per Calendar Month**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Cedarwood Glade, Middlesbrough, TS8 9DL



[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

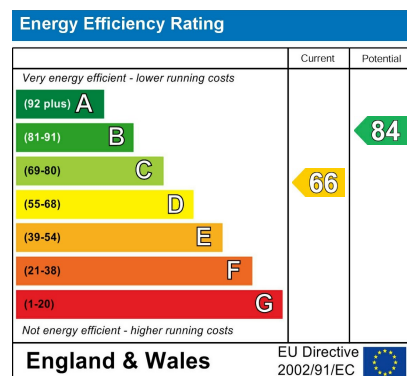
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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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