



*** AVAILABLE JUNE ***

SMITH & FRIENDS are pleased to bring to the market this Two Bedroom Terraced House, Located within the Popular Area of Lowfields, Ingleby Barwick.

The Property Briefly Comprises of; Entrance Hall, Kitchen, Lounge/Dining Room to the Ground Floor. The First Floor Provides Two Bedrooms, Master with Built in Wardrobes and a Family Bathroom.

Externally the Property has a Small Enclosed Front Garden, and an Enclosed Rear Garden with Single Garage and Parking bay.

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

UNFURNISHED / NO SMOKERS / NO PETS

REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa

RENT £750 PCM

BOND £865

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

Greenside, Stockton-On-Tees, TS17 0RR

2 Bedroom - House - Terraced

£750 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: B



Greenside, Stockton-On-Tees, TS17 0RR



GROUND FLOOR

Entrance Hall

Kitchen

Lounge/Diner

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

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		91
(81-91) B	76	
(69-80) C		
(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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