

\*\*\* AVAILABLE IMMEDIATELY \*\*\*

SMITH & FRIENDS Estate Agents are pleased to bring to the market this well presented two bed semi detached property which is situated on a popular development in Thornaby.

The property briefly comprises: Ground floor - entrance hall, lounge, kitchen/diner, cloakroom/WC. The first floor you will locate two double bedrooms (one with fitted wardrobes) and a family bathroom.

Externally is a rear enclosed garden and to the front is a garden and a driveway offering off road parking.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Additional Pet Rent.

Tenant Income - £20,250 pa / Guarantor Income - £ 24,300 pa

Monthly Rent - £675

Bond - £778

**Pottery Wharf, Stockton-On-Tees, TS17 6DT**

**2 Bedroom - House - Semi-Detached**

**£675 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



Pottery Wharf, Stockton-On-Tees, TS17 6DT



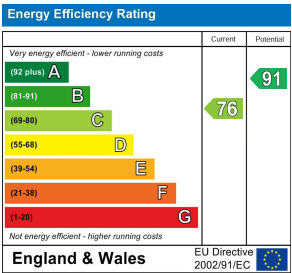
GROUND FLOOR

- Entrance Hall
- Lounge
- Kitchen/Diner
- Downstairs Storage Cupboard

FIRST FLOOR

- Bedroom 1
- Family Bathroom
- Bedroom 2

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.



Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

01642 762944

inglebybarwick@smith-and-friends.co.uk

