



**Sennybridge Grove, Ingleby Barwick, Stockton-
On-Tees, TS17 5HJ**
3 Bed - House - Semi-Detached
£925 Per Calendar Month

Council Tax Band: C
EPC Rating:
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Sennybridge Grove, Ingleby Barwick, TS17 5HJ

*** AVAILABLE IMMEDIATELY ***

NEW TO THE MARKET, with Smith & Friends this Lovely Three Bedroom Semi-Detached Family Home. Located in the popular Roundhill Area of Ingleby Barwick on a pleasant Cul de Sac location.

The property comprises of; Entrance Hall, Downstairs Cloakroom/WC, Living Room, Open-Plan Fitted kitchen/ Dining Room with French Doors to Rear Garden, Spacious Sunroom with Storage Cupboard, and a Converted Garage creating an Additional Reception Room/Downstairs Bedroom.

The First Floor Provides a Landing, Master Bedroom with En-suite Shower Room/WC, Two Further Bedrooms, and a Family Bathroom/WC.

Externally the Property Benefits from a Small Garden to the Front of the Property, and an Enclosed Rear Garden, and Allocated Parking to the Front of the Property for Two Cars.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Additional Terms.
Tenant Income - £27,750 pa / Guarantor Income - £ 33,300 pa
Monthly Rent - £925 pcm
Bond - £1,067
(Application is subject to a Holding Fee - please refer to our website for further details)



GROUND FLOOR


- Entrance Hall**
4'1" x 5'2"
- Downstairs WC**
2'7" x 5'1"
- Living Room**
13'0" x 13'6"
Understairs Storage Cupboard
- Kitchen / Diner**
7'8" x 9'4"
- Sunroom**
12'9" x 13'9"
Separate Storage Cupboard
- Second Reception Room**
8'5" x 12'8"


FIRST FLOOR

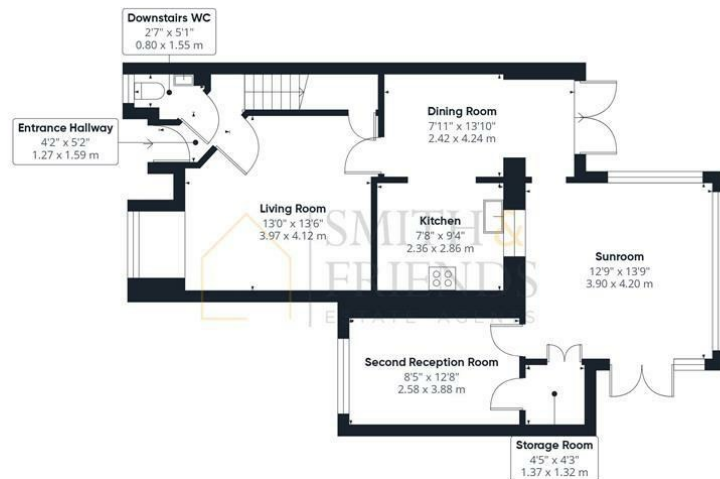
- Landing**
3'8" x 5'6"
Additional Storage Cupboard
- Bedroom 1**
11'10" x 8'4"
With Additional Storage Cupboard
- En-Suite Shower Room**
3'11" x 5'9"
- Bedroom 2**
9'9" x 8'10"
- Bedroom 3**
6'1" x 8'11"
- Family Bathroom**
6'9" x 5'7"





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

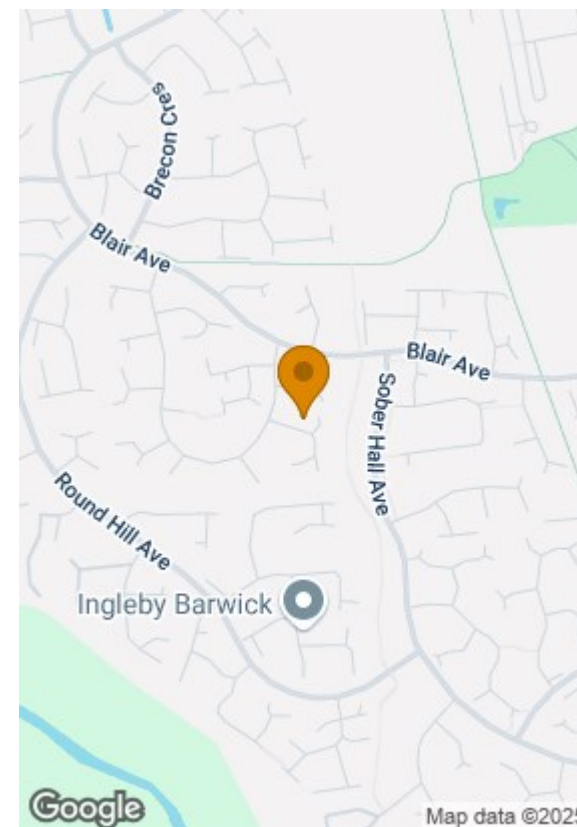
1095 ft²


101.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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(92 plus)	A		
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(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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