



Beamish Road, TS23 3DU

3 Bed - House - Semi-Detached

£750 Per Calendar Month

A spacious three bedroom semi detached house in a popular area close to shops and schools. This is an ideal family home offered to let on an unfurnished basis. The property benefits from having a superb outlook to the rear. Comprises of entrance hall, 'L' shaped lounge/dining room (18' x 9'10 increasing to 16'2) with with brick fireplace, gas fire and patio door to rear garden, fitted kitchen (11' x 7'2) with built-in oven and hob, arch to utility room (7'2 x 6'10), landing, bedroom 1 (12'10 x 10'10) with fitted wardrobes, bedroom 2 (9'4 x 10'4 increasing to 13'8), bedroom 3 (8'10 x 7'8), fully tiled bathroom (6'10 x 5'6) with white suite and shower with separate WC. Benefits from gas central heating, double glazing, enclosed front garden and driveway in addition to a detached garage and enclosed rear garden with decked patio.

For a viewing contact SMITH & FRIENDS Ltd - Estate Agents Stockton-on-Tees, Early viewing is highly recommended.

REQUIRED EARNINGS - TENANTS: £22,500pa; GUARANTORS: if required £27,000pa
Rent £750
Bond £865

(Application is subject to a holding fee - please refer to our website for further details)





Energy Efficiency Rating		Current	Possible
The energy efficiency of a property is measured by the Energy Efficiency Rating (EER) and is expressed as a letter grade from A to G. A higher grade indicates a more energy efficient property.			
A	85-92		
B	69-84		
C	50-68		
D	35-49		
E	22-34		
F	9-21		
G	1-8		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Possible
The environmental impact of a property is measured by the Environmental Impact Rating (EIR) and is expressed as a letter grade from A to G. A higher grade indicates a more environmentally friendly property.			
A	1-10		
B	11-20		
C	21-30		
D	31-40		
E	41-50		
F	51-60		
G	61-70		
Not environmentally friendly - higher CO ₂ emissions			

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.