

AVAILABLE WITH
ZERO DEPOSIT



11 IRTHING CLOSE, INGLEBY BARWICK, STOCKTON-ON- TEES, TS17 0FE

- ▲ Extended Four Bedroom Detached Property
- ▲ Spacious Lounge with Double Glazed French Doors Leading Directly to The Rear Garden
- ▲ Delightful Separate Dining Room with Double Doors to The Rear
- ▲ Superb Re-Fitted Kitchen with Built-In Oven & Ceramic Hob with Integrated Dishwasher, Washing Machine & Wine Cooler
- ▲ The Master Bedroom Provides an Attractively Re-Fitted En-Suite Shower Room
- ▲ Family Bathroom with A Modern White Three-Piece Suite & Attractive Wall Tiling
- ▲ Gas Central Heating System & Double Glazing



Residential Lettings

Rent: £850 Per Calendar Month Bond: £950

Michael Poole
property consultants

www.michaelpoole.co.uk

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GROUND FLOOR

ENTRANCE HALLWAY - '

CLOAKROOM/WC - '

LOUNGE - 4.55m x 3.68m (14'11" x 12'1")

DINING ROOM - 3.7m x 2.36m (12'2" x 7'9")

KITCHEN - 3.66m x 2.67m (12' x 8'9")

FIRST FLOOR

LANDING - '

MASTER BEDROOM - 3.45 (11'4")m reducing to 2.87 (9'5")m x 3.15 (10'4")m
11'4 reducing to 9'5 x 10'4



EN-SUITE SHOWER ROOM - 1.6m x 1.57m (5'3" x 5'2")

BEDROOM TWO - 3.84 (12'7")m reducing to 2.92 (9'7")m x 2.34 (7'8")m
12'7 reducing to 9'7 x 7'8

BEDROOM THREE - 4.52 (14'10")m x 2.16 (7'1")m reducing to 1.98 (6'6")m
reducing to 6'6

BEDROOM FOUR - 2.36m x 2m (7'9" x 6'7")

BATHROOM - 1.93m x 1.68m (6'4" x 5'6")

EXTERNALLY

GARDENS - Lawned front garden with a driveway leading to the single garage. The rear garden is enclosed and mainly laid to lawn with a decked seating area.

GARAGE - 4.78m x 2.41m (15'8" x 7'11")

With electric roller door, power points and lighting.

AGENTS REF: - DC/LS/ING180524/220119

BOOK YOUR VIEWING - Call us 9am – 9pm Monday to Friday, 9:30am – 5pm Saturday or 10am – 4pm Sunday.

TO VIEW: Contact our Ingleby Barwick office on
Tel: 01642 763636



tel: **01642 649 649** email: lettings@michaelpoole.co.uk

To apply for this property please email or call Michael Poole using the above details

In order to apply for this or any other properties through Michael Poole, you will have to pay an administration fee. This consists of :
£180 for a single person application
£250 for a joint application
£70 extra for each additional applicant
£50 Guarantor application
£300 Company application

The application fee is used to carry out Referencing and Credit checks to confirm suitability.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential

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