



2 bed semi-detached house to rent in TS17

Middle Road, Ingleby Barwick,
Stockton-on-Tees, Durham, TS17 0SB

£800 pcm

 x2  x1  x1

Garage parking

Unfurnished

Property features

- ✓ Two Bedroom End Terrace
- ✓ Available from 19 October 2026
- ✓ Parking and Garage
- ✓ Popular Ingleby Barwick Location
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Melanie Devine
Branch Manager
Stockton On Tees

01642 210132
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Introducing this charming two-bedroom end terrace home, situated in the highly sought-after area of Ingleby Barwick, Stockton-on-Tees. Ideally located, this property offers convenient access to an array of local shops, reputable schools, amenities, and excellent transport links.

The property features an entrance lobby, a welcoming lounge, a modern kitchen, two generously sized double bedrooms, and a contemporary family bathroom. Additional benefits include gas central heating, double glazing, ample parking, and a garage located to the rear of the property.

This attractive home is expected to generate significant interest. For further details or to arrange a viewing, contact our Stockton branch today.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.
- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.

- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: B

Deposit: £775.00

Rent: £800 pcm

Property Type: Semi-detached house

Parking: Garage

Heating: Gas

Entrance



Lounge

6.52m x 4.36m (21'4" x 14'3")

Double glazed window to front aspect, french doors to rear aspect, coving, TV point and radiator.



Kitchen

2.85m x 1.78m (9'4" x 5'10")

Double glazed window to front aspect, fitted wall and base units, roll top work surface, electric cooker coving, plumbed for washer and stainless steel sink unit with mixer tap.



Stairs to First Floor

Bedroom One

3.52m x 3.32m (11'6" x 10'10")

Double glazed window to rear aspect, coving and radiator.



Bedroom Two

2.95m x 2.23m (9'8" x 7'3")

Double glazed window to front aspect, coving and radiator.



Bathroom W/C

2.62m x 1.66m (8'7" x 5'5")

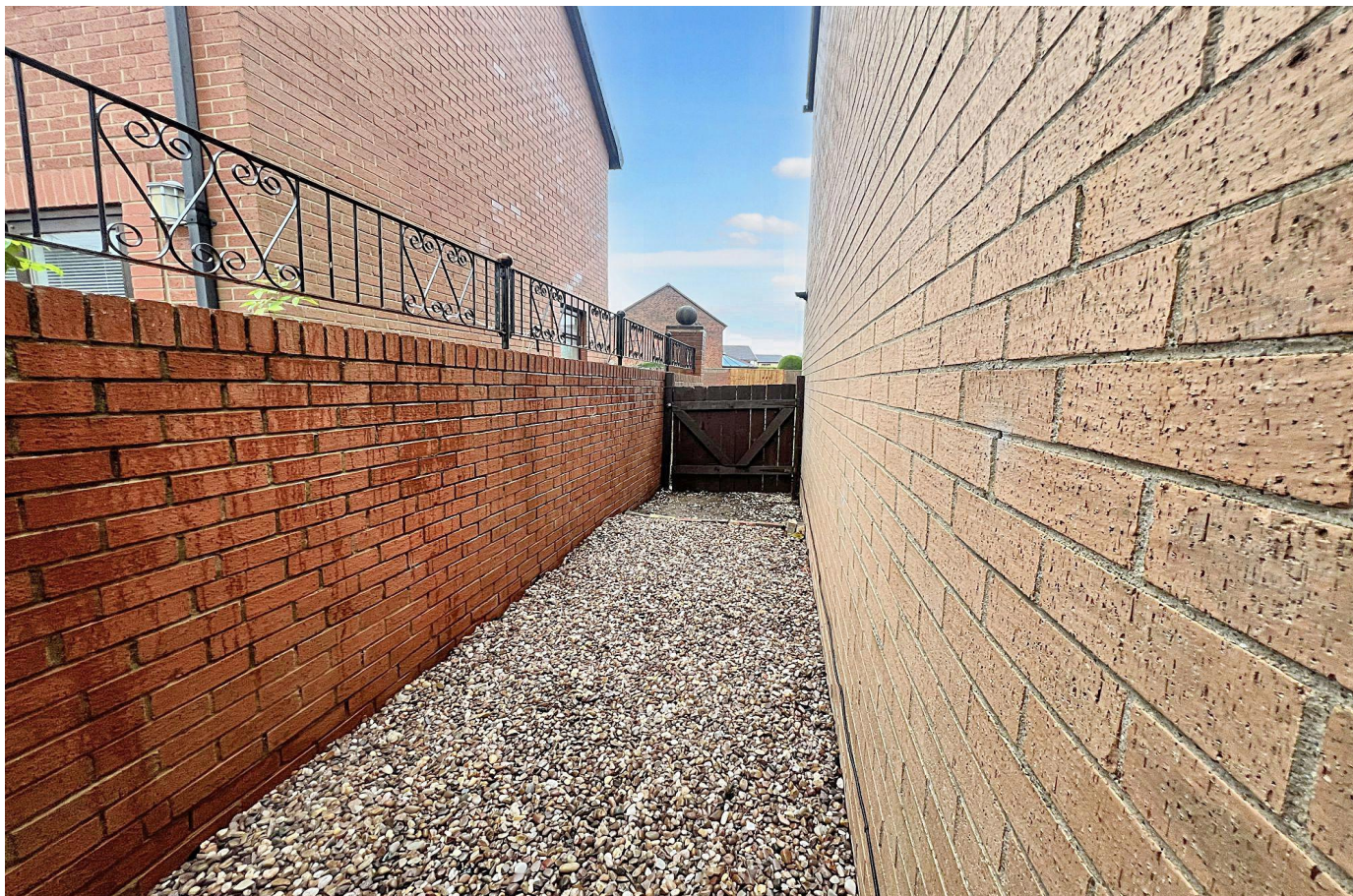
Double glazed window to front aspect, panelled bath with shower over, wash hand basin, low level w/c and radiator.



External

Garden, parking and garage to the rear





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Middle Road, Ingleby Barwick, Stockton-on-Tees, Durham, TS17 0SB

Contact your local branch today for more information on this property:

**20 Bishop Street, Stockton-on-Tees, County Durham, TS18 1SY, Tel: 01642 210132,
stockton@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money
Protection

