



***** VIEWING RECOMMENDED ***** An impressive **THREE/FOUR BEDROOM** semi-detached property on Mildenhall Close in a popular part of the Fens Estate. The home offers **EXTENDED ACCOMMODATION** with **TWO RECEPTION ROOMS** and the benefit of a converted garage with shower room. A rarity to the rental market, offered **UNFURNISHED** and **AVAILABLE IMMEDIATELY**. The accommodation features uPVC double glazing, gas central heating and briefly comprises: entrance porch through to the lounge, separate open plan sitting/dining room which links to a modern white gloss kitchen via feature brick arch. To the first floor are three good size bedrooms which are served by the modern family bathroom incorporating a three piece white suite and chrome fittings. Externally is a good size converted garage, ideal for use as an additional bedroom with shower room. Externally is a low maintenance front garden, generous rear garden with storage shed included and block paved driveway to the rear for useful off street parking.

(Application is subject to a Holding Fee - please refer to our website for further details)

UNFURNISHED/NO SMOKERS

REQUIRED EARNINGS: Tenants £24,000pa; Guarantor, if required £28,800pa

BOND £923

Mildenhall Close, Hartlepool, TS25 2RN

3 Bedroom - House - Semi-Detached

£800 Per Calendar Month

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



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GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, with uPVC double glazed side screen, modern laminate flooring, convactor radiator, internal door to lounge with etched glass panel and double glazed side screen.

FRONT LOUNGE

15' x 14'5 (4.57m x 4.39m)

uPVC double glazed window to the front aspect, attractive feature fire surround with inset fire, fitted carpet, modern 'column' style radiator, additional single radiator, access to:

OPEN PLAN FAMILY ROOM/DINING ROOM

SITTING AREA

15' x 11'5 (4.57m x 3.48m)

Modern laminate flooring, spindled staircase to the first floor with newel post and fitted carpet, double radiator, brick arch into kitchen.

DINING AREA

13'1 x 7'5 (3.99m x 2.26m)

Large uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, matching laminate flooring, 'column' style radiator.

KITCHEN

13'7 x 8'6 (4.14m x 2.59m)

Fitted with a range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer ceramic sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, tiling to splashback, integrated dishwasher, concealed space for washing machine, recess for fridge/freezer, tiling to splashback, concealed Baxi Duo Tec gas central heating boiler, tiled flooring, uPVC double glazed windows to the front and rear aspects, single radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the front aspect, fitted carpet, hatch to loft space.

BEDROOM 1

15' x 8'5 (4.57m x 2.57m)

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM 2

12'7 x 9'8 (3.84m x 2.95m)

uPVC double glazed window to the front aspect, built-in storage cupboard ideal for use as a wardrobe, shelved alcove, fitted carpet, single radiator.

BEDROOM 3

13'7 x 8'6 (4.14m x 2.59m)

uPVC double glazed windows to the front and rear aspects, fitted carpet, single radiator.

BATHROOM/WC

7'6 x 4'5 (2.29m x 1.35m)

Fitted with a modern three piece white suite and chrome fittings comprising: 'Jacuzzi' style bath with chrome mixer tap and electric shower over, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to walls and flooring, extractor fan, uPVC double glazed window to the front aspect, chrome heated towel radiator.



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DETACHED GARAGE CONVERSION

19' x 10'7 (5.79m x 3.23m)

Offering a variety of uses with potential for a fourth bedroom, with two uPVC double glazed windows, uPVC access door, part panelled wall, fitted carpet, double radiator, access to:

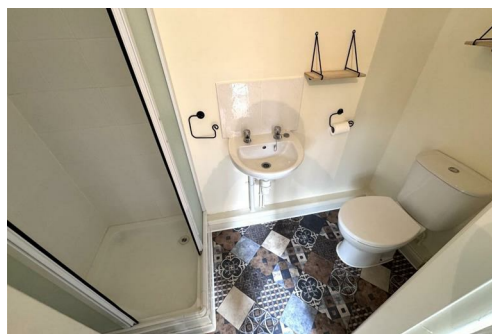
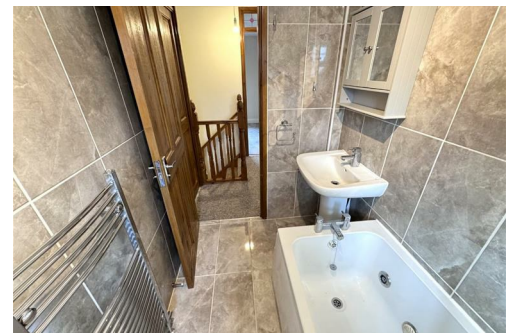
EN-SUITE SHOWER ROOM/WC

7'2 x 2'11 (2.18m x 0.89m)

Fitted with a three piece suite comprising: corner shower cubicle with Triton shower, wall mounted wash hand basin with chrome dual taps, close coupled WC, tiling to splashback, being full height to shower level, extractor fan, single radiator.

OUTSIDE


The property features a low maintenance front, with a block paved driveway providing off street parking. The generous enclosed rear garden incorporates paved, lawn and decked patio areas, with fenced boundaries and useful timber storage shed to the side. A further block paved driveway to the rear of the property provides additional off street parking.



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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. We 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C		67	
(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 	

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