



A recently improved and redecorated three bedroom mid terraced property offered TO LET on an UNFURNISHED basis. The property features gas central heating and uPVC double glazing, whilst being conveniently located within walking distance of local amenities and Eldon Grove Primary School. The internal layout comprises: entrance vestibule through to a spacious family lounge, the inner passage leads through to the kitchen, which is fitted with units to base and wall level, and the family bathroom, fitted a three piece suite. To the first floor are three bedrooms. Externally is a yard to the rear.

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £15,000pa Guarantor, if required £18,000pa  
BOND £576

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

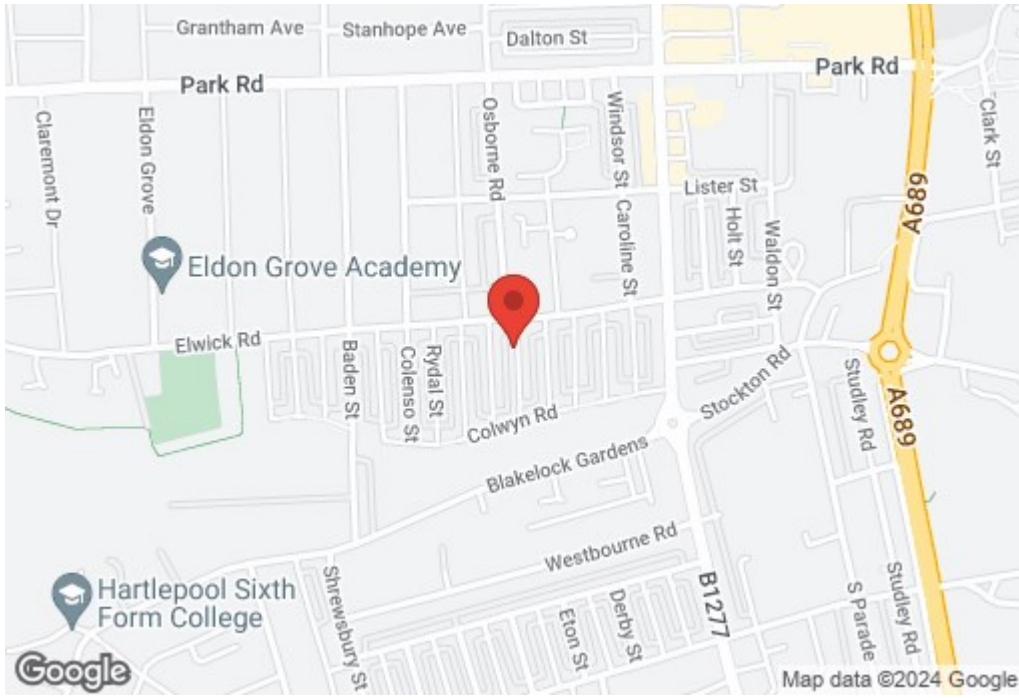
Thirlmere Street, Hartlepool, TS26 9AR  
3 Bed - House - Mid Terrace  
£500 Per Calendar Month  
EPC Rating: E  
Council Tax Band: A  
Tenure: Freehold



SMITH &  
FRIENDS  
ESTATE AGENTS



# Thirlmere Street, Hartlepool, TS26 9AR



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			75
			EU Directive 2002/91/EC

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