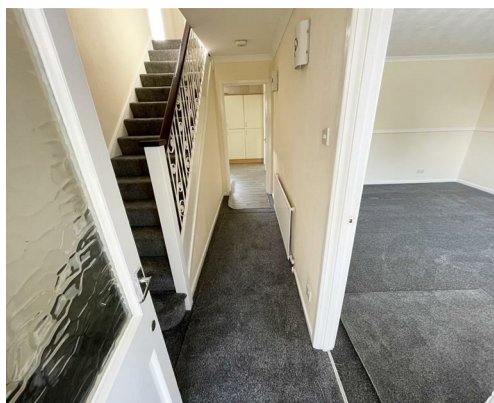




Newlands Avenue, Hartlepool, TS26 9NU

4 Bedroom - House - Detached

£825 PCM

EPC Rating: D

TENURE:

COUNCIL TAX BAND: D

Newlands Avenue, Hartlepool, TS26 9NU

An extremely spacious four bedroom detached house offered for rent UNFURNISHED. Features include gas central heating and uPVC double glazing.

Briefly comprising: entrance porch, cloakroom/WC, inner hallway, spacious lounge, separate dining room and a good sized modern fitted kitchen/breakfast room including built-in electric double oven, ceramic hob, extractor fan, integrated dishwasher and a free standing washing machine. To the first floor are four bedrooms, three bedrooms have free standing wardrobes included and the fourth has a built-in storage cupboard, and to complete the accommodation is a bathroom and separate washroom/WC. Externally are gardens to front and rear, the latter enjoying a westerly aspect. A double width driveway leads to the attached double garage. 12 month minimum contract. Please contact Robinsons Tees Valley

Hartlepool to arrange a viewing (in association with Smith & Friends).

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £24,750 pa; Guarantor, if required £29,700 pa

BOND £951

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

GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed entrance door.

CLOAKROOM/WC

Fitted with a two piece coloured suite comprising: wall mounted wash hand basin, close coupled WC, part tiling to walls.

INNER HALLWAY

Staircase to first floor.

LOUNGE (front)

14'11" x 13'1" overall (4.55m x 4.01m overall)

Yorkshire stone fireplace with matching display plinths to either side and an electric fire.

DINING ROOM

10'5" x 13'1" overall (3.18m x 3.99m overall)

LARGE KITCHEN/BREAKFAST ROOM
11'10" x 15'8" overall (3.63m x 4.78m overall)

Fitted with a range of cream 'shaker' style base, wall and drawer units with 'butchers block' style working surfaces incorporating inset one and a half single drainer sink unit with mixer tap, built-in electric hob with canopy housing illuminated recirculating fan above, built-in electric double oven to side, recess with plumbing for automatic washing machine, fitted breakfast bar, wall mounted gas fired combination boiler, under stairs storage cupboard, uPVC double glazed door to side access.

FIRST FLOOR

LANDING

Built-in storage cupboard, hatch to loft space.

BEDROOM 1 (front)

11'10" x 12'4" plus robe depth, overall (3.63m x 3.76m plus robe depth, overall)

Built-in mirror fronted sliding wardrobes.

BEDROOM 2 (rear)

10'11" x 12'4" overall (3.33m x 3.76m overall)

BEDROOM 3 (rear)

8'5" x 9'3" overall (2.59m x 2.82m overall)

'L' SHAPED BEDROOM 4 (front)

8'9" x 3'8" plus 5'1" x 3'4" overall (2.67m x 1.12m plus 1.57m x 1.04m overall)

Built-in storage cupboard.

BATHROOM

Fitted with a white suite comprising: panelled bath with mixer tap, chrome mains shower fitting, pedestal wash hand basin, tiling to walls.

WASHROOM/WC

White suite comprising: wall mounted wash hand basin, close coupled WC, tiling to walls, extractor fan.

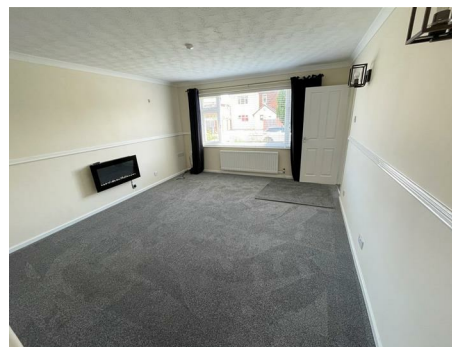
OUTSIDE

The front garden is enclosed by a dwarf brick boundary wall and is laid mainly to lawn. A double width driveway leads to the double garage. The enclosed rear garden enjoys a westerly aspect and has a patio and lawned area with garden tap, gated access to side.

ATTACHED DOUBLE GARAGE

19'5" x 18'4" overall (5.92m x 5.61m overall)

Two up and over doors, power points and electric light fitting, personal door to rear garden.



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	76
EU Directive 2002/91/EC		