



*** RARELY AVAILABLE *** A deceptively spacious two bedroom apartment located above Elizabeth Way shops in a popular part of Seaton Carew. The apartment is offered to the market for rent on an unfurnished basis and is AVAILABLE IMMEDIATELY, with features including gas central heating and uPVC double glazing. The layout briefly comprises: entrance with direct access into the kitchen and further access to a generous lounge with feature fire surround and electric fire. The kitchen is fitted with units to base and wall level and includes a built-in oven, hob and extractor. An inner hallway gives access to both bedrooms, the master featuring fitted wardrobes, they are served by a three piece bathroom with white suite. Externally is a pleasant patio, whilst local amenities and transport links are within walking distance. Seaton Carew's popular seafront is a short stroll from the apartment.

(Application may be subject to a Holding Fee - please refer to our website for further details) UNFURNISHED - NO SMOKERS/NO PETS,

REQUIRED EARNINGS: Tenants £16,500pa; Guarantor, if required £19,800pa
BOND £634

Elizabeth Way, Hartlepool, TS25 2AX

2 Bedroom - Flat

£550

EPC Rating:

TENURE:

COUNCIL TAX BAND: A



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ESTATE AGENTS



ENTRANCE

Accessed via uPVC double glazed French doors, single radiator, hatch to generous boarded loft space with electric lights and pull down aluminium ladder.

LOUNGE/DINING ROOM

17'6 x 11'10

A generous lounge enjoying a good degree of natural light with a large uPVC double glazed window, feature fire surround with electric fire, fitted carpet, picture rail, coved ceiling, double radiator.

KITCHEN

13'0 x 10'10 (3.96m x 3.30m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, recess for washing machine, recess for dryer, space for fridge/freezer, fitted three drawer unit to base level, gas central heating boiler, coved ceiling, uPVC double glazed window.

INNER HALL

Access to both bedrooms and bathroom.

BEDROOM ONE

11'11 x 9'3

A generous master bedroom with wall to wall fitted wardrobes incorporating hanging rails and shelving, uPVC double glazed window, fitted carpet, coving to ceiling, single radiator.

BEDROOM TWO

10'11 x 8'3

Modern laminate flooring, uPVC double glazed window, coved ceiling, double radiator.

BATHROOM

7'11 x 7'3

Fitted with a three piece white suite comprising: panelled bath with dual taps and shower over, wall mounted wash hand basin with dual taps, low level WC, tiled splashback, useful storage cupboard, uPVC double glazed window, single radiator.

EXTERNALLY

The property features a front patio.

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 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
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		EU Directive 2002/91/EC