



A deceptively spacious THREE BEDROOM mid terraced property on Elwick Road, close to schools and amenities.

The home is offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The accommodation features a modern kitchen and ground floor bathroom, neutral décor, gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule through to the hall with stairs to the first floor and access to a bay fronted lounge with feature fire surround. The kitchen/diner includes a built-in oven, hob and extractor and leads through to a useful utility room and into the ground floor bathroom. To the first floor are three bedrooms and externally is a palisade to the front and enclosed yard at the rear.

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

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £18,000pa; Guarantor, if required £21,600pa

BOND £692

Elwick Road, Hartlepool, TS26 9BB

3 Bed - House - Mid Terrace

£600 Per Month

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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ESTATE AGENTS

Elwick Road, Hartlepool, TS26 9BB



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, dado rail, high coved ceiling, internal door with etched glass panel and matching fanlight above.

HALL

Staircase to the first floor with newel post, fitted carpet, coving and feature archway, single radiator, access to:

LOUNGE

13'4 into bay x 12'9 into alcove (4.06m into bay x 3.89m into alcove)

uPVC double glazed bay window to the front aspect, feature fire surround with gas fire, fitted carpet, picture rail, deep coving to ceiling, central ceiling rose, double radiator.

KITCHEN/DINER

12'2 extending to 13'5 in recess x 10'9 (3.71m extending to 4.09m in recess x 3.28m)

Fitted with a range of white gloss units to base and wall level with brushed stainless steel handles and complementing 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, all finished in brushed stainless steel, four drawer unit to base level, recess for free standing fridge/freezer, modern laminate flooring, coving to ceiling, central ceiling rose, uPVC double glazed window to the rear aspect, single radiator.

INNER PASSAGE

Modern laminate flooring, under stairs storage cupboard, access to:

UTILITY ROOM

7'4 x 6'9 (2.24m x 2.06m)

Fitted worktop with space below for washing machine, modern laminate flooring, uPVC double glazed door with side screen to the rear yard.

GROUND FLOOR BATHROOM/WC

6'9 x 5'5 (2.06m x 1.65m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and chrome shower over with separate attachment, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, wall mounted WC, tiling to splashback and flooring, uPVC double glazed window to the rear aspect, extractor fan, spotlighting to ceiling, chrome heated towel radiator.

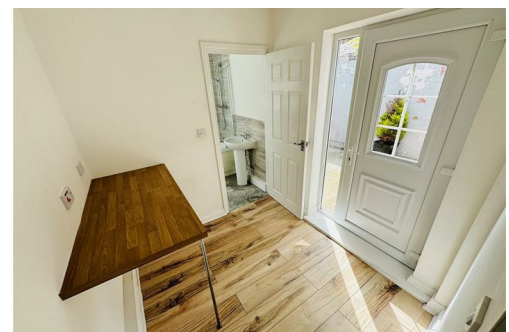
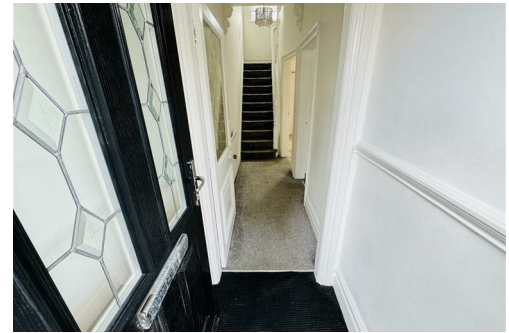
FIRST FLOOR

HALF LANDING

uPVC double glazed window to the rear aspect, fitted carpet, stairs to the main landing.

MAIN LANDING

Fitted carpet, access to three bedrooms.



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BEDROOM 1

11'8 x 10'9 (3.56m x 3.28m)

uPVC double glazed window to the front aspect, built-in storage to alcove, fitted carpet, single radiator.

BEDROOM 2

11' x 9'6 (3.35m x 2.90m)

uPVC double glazed window to the rear aspect, built-in storage to both alcoves, Ideal Logic gas central heating boiler, fitted carpet, single radiator.

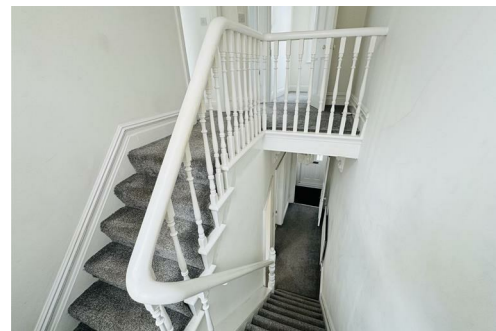
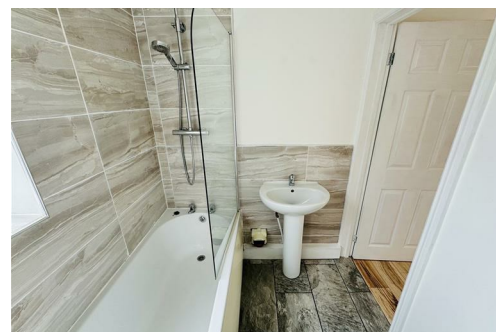
BEDROOM 3

7'9 x 5' (2.36m x 1.52m)

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

OUTSIDE

The property features a palisade to the front and an enclosed yard to the rear with gated access.



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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. 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		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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