



**** OFFERED FOR LET ON AN UNFURNISHED BASIS **** A modern detached property offering spacious accommodation that benefits from **THREE DOUBLE BEDROOMS** (master with en suite) and a generous ground floor. The home occupies a pleasant corner plot position within this popular development and would make an ideal purchase for a variety of buyers. An internal viewing is recommended to appreciate the accommodation on offer, with further benefits including gas central heating, uPVC double glazing and off street parking. The full layout comprises: entrance with spacious lounge, separate dining room with stairs to the first floor and modern fitted kitchen. To the first floor there are three double bedrooms, en suite and family bathroom. Externally, the enclosed rear garden is laid to lawn with a paved patio area. The open plan front garden is laid to lawn with a block paved driveway leading to the single garage.

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

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

REQUIRED EARNINGS: Tenants £27,000pa; Guarantor, if required £32,400pa

BOND £1,038

Tintagel Close, Hartlepool, TS27 3NA

3 Bed - House - Detached

£900 Per Calendar Month

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Tintagel Close, Hartlepool, TS27 3NA



GROUND FLOOR

ENTRANCE

uPVC double glazed glass panelled door, radiator, uPVC double glazed window.

LOUNGE

14'3 x 11'9 (4.34m x 3.58m)

uPVC double glazed window to front, radiator, living flame 'coal' effect electric fire with surround.



DINING ROOM

10'8 x 9'6 (3.25m x 2.90m)

uPVC double glazed door opening on to the rear garden, radiator, spindle staircase to first floor landing.



KITCHEN

13'7 x 9'3 (4.14m x 2.82m)

Fitted with a range of wall, base and drawer units, with matching worktops and co-ordinated splashback, space for freestanding cooker and fridge/freezer, plumbing for washing machine and dishwasher, large storage cupboard, uPVC double glazed window to rear, uPVC double glazed glass panelled door to rear.



FIRST FLOOR

LANDING

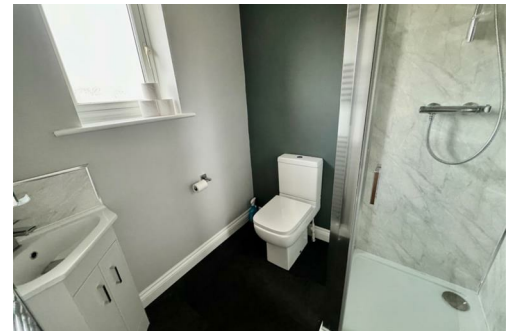
BEDROOM 1

14'3 x 9'10 (4.34m x 3.00m)

uPVC double glazed window to rear, fitted wardrobes, radiator.

EN SUITE

Fitted with a modern white and chrome suite comprising: corner shower cubicle with wall mounted thermostatic shower, wash hand basin with vanity storage, low level WC, radiator, uPVC double glazed window.



BEDROOM 2

11' x 10'3 (3.35m x 3.12m)

uPVC double glazed window to front, radiator.

BEDROOM 3

9'7 x 8'1 (2.92m x 2.46m)

uPVC double glazed window to front, radiator.



FAMILY BATHROOM/WC

Fitted with a modern suite comprising: panelled bath, wash hand basin with vanity storage, low level WC, uPVC double glazed window, radiator.

Tintagel Close, Hartlepool, TS27 3NA



EXTERNALLY

The enclosed rear garden is laid to lawn with a paved patio area. The open plan front garden is laid to lawn with a block paved driveway leading to the SINGLE GARAGE.

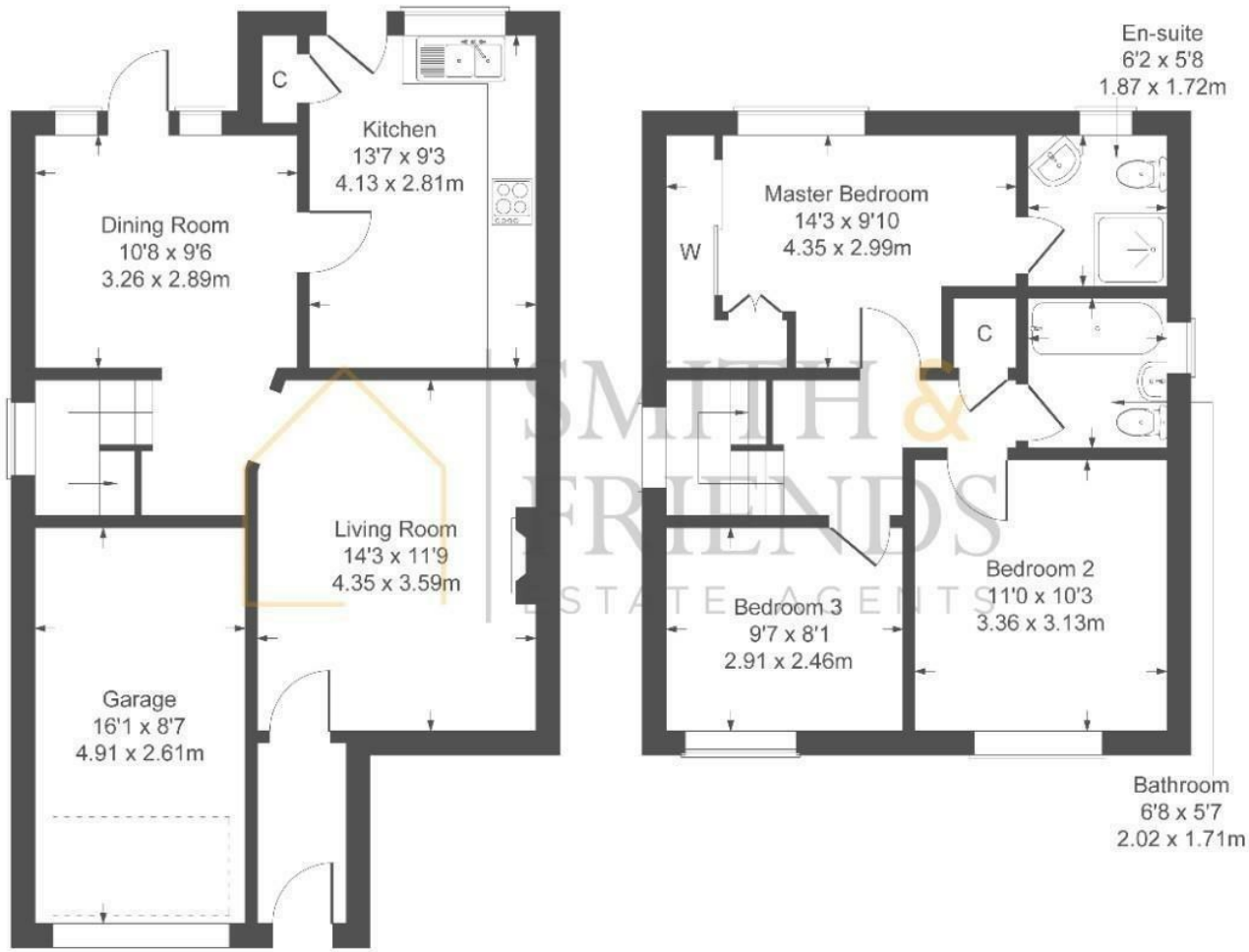
NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.



Tintagel Close

Approximate Gross Internal Area
1130 sq ft - 105 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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	72	
(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	

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