



A modern THREE BEDROOM end terraced property offered to the market for rent on an unfurnished basis. The home is set back from the road with accommodation spread over three floor and features gas central heating and uPVC double glazing. Westfields can be found at the top of Brierton Lane, close to schools and amenities. The internal layout comprises: entrance hall, cloakroom/WC which is fitted with a white suite, spacious lounge which has French doors leading to the rear garden, modern kitchen/breakfast room which is fitted with a modern range of white 'gloss' and 'oak' style units and includes a built-in electric oven, gas hob and extractor, plus an integrated fridge and freezer, integrated dishwasher and washer/dryer. To the first floor are two bedrooms, bedroom two enjoying plenty of natural light from two windows, and a bathroom/WC which is fitted with a white suite. Located to the second floor is a large master bedroom which has a walk-in wardrobe and en suite shower room/WC. Externally is a garden area to the front, with a long driveway to the side of the property providing off-street parking. To the rear of the property is an enclosed garden which enjoys a good degree of privacy. An early viewing comes highly recommended.

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

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants: £22,500pa; Guarantor, if required £27,000pa
BOND £865

Westfields, Hartlepool, TS25 4BF

3 Bed - House - End Terrace

£750 Per Calendar Month

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



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GROUND FLOOR

ENTRANCE HALL

Composite entrance door, staircase to first floor, under stairs storage cupboard, single radiator.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: corner pedestal wash hand basin with tiling to splashback, close coupled WC, tiling to floor, extractor fan, single radiator.

LOUNGE (rear)

11' x 15'3 overall (3.35m x 4.65m overall)

A good sized rear lounge with uPVC double glazed French doors to rear garden, uPVC double glazed window to the rear aspect, spotlights to ceiling, television point, double radiator.

FITTED KITCHEN/DINER

13'8 x 8'1 overall (4.17m x 2.46m overall)

White 'gloss' and 'oak' style units with chrome rod handles, 'oak' style working surfaces incorporating an inset one and a half single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in double width 'chimney' style canopy housing illuminated extractor fan above, built-in electric oven to side, integrated fridge with freezer below, integrated slimline dishwasher, washer/dryer, tiling to floor, single radiator.

FIRST FLOOR: LANDING

Staircase to second floor, uPVC double glazed window to the front aspect, single radiator.

BEDROOM TWO (rear)

9'4 x 15'3 overall (2.84m x 4.65m overall)

Built-in storage cupboard housing Baxi gas combination boiler, two uPVC double glazed windows to the rear aspect, single radiator.

BEDROOM THREE (front)

8'2 x 8'2 overall (2.49m x 2.49m overall)

uPVC double glazed window to the front aspect, single radiator.

FAMILY BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, close coupled WC, impressive tiling to splashback, tiling to floor, uPVC double glazed window to the side aspect, extractor fan, single radiator.

SECOND FLOOR: LANDING

BEDROOM ONE

13'11 into dormer x 11'8 overall (4.24m into dormer x 3.56m overall)

Walk-in wardrobe, uPVC double glazed window to the front aspect, double glazed 'Velux' style window to the front, television point, single radiator.



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EN SUITE SHOWER ROOM/WC

Fitted with a three piece white suite comprising: double shower cubicle with electric shower fitting, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to splashback, tiling to floor, built-in storage cupboard, uPVC double glazed window to the rear aspect, double radiator.

OUTSIDE

To the front of the property is an open plan garden with a double length driveway providing off street car parking to the side of the property. To the rear of the property is an easily maintained garden which has a lawned area with shrub border and a patio area. This garden enjoys a westerly aspect and should be a suntrap in the summer months.



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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			94
(81-91) B		83	
(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	

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