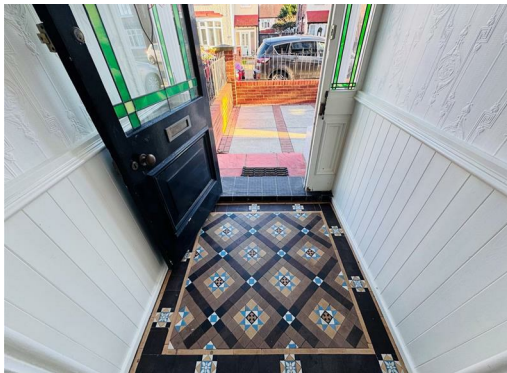




**** A BEAUTIFUL PERIOD PROPERTY **** We are delighted to offer for rent on an unfurnished basis this extremely spacious four bedroom semi detached house. It is located in a highly regarded residential area, with this property enjoying a sunny rear garden. The home is warmed by gas fired central heating via a combination boiler and has uPVC double glazing. The floor plan briefly comprises: entrance vestibule with mosaic tiling to floor, long entrance hall, two large reception rooms, the lounge having a large walk-in bay window, with the second reception room enjoying plenty of natural light from its two windows. The kitchen/dining room has been recently fitted with white 'gloss' style units and comes with a free standing cooking range. To complement the kitchen is a utility room with white 'gloss' style units including an American style fridge freezer, which leads to a cloakroom/WC which is fitted with a white suite. Located to the first floor, from the three quarter landing is a third bedroom and a large bathroom/WC which is fitted with a white suite and has a bath and separate shower cubicle. From the main landing are three further bedrooms. Externally are low maintenance gardens to front and rear, with the latter enjoying a westerly aspect which is a sun trap in the summer months. A driveway leads to the single garage. **AVAILABLE IMMEDIATELY**

UNFURNISHED/NO SMOKERS/PETS CONSIDERED
REQUIRED EARNINGS: Tenants £30.000pa; Guarantor, if required £36.000pa
BOND £1153

Granville Avenue, Hartlepool, TS26 8NB
4 Bedroom - House - Semi-Detached
£1,000 Per Calendar Month
EPC Rating: D
TENURE:
COUNCIL TAX BAND: D



Granville Avenue, Hartlepool, TS26 8NB



GROUND FLOOR

ENTRANCE VESTIBULE

Entrance door accessed via a pillared entrance, mosaic tiling to floor, part glazed door to:

LONG ENTRANCE HALL

Staircase to first floor with spindle balustrading and newel post, under stairs storage cupboard.

SPACIOUS LOUNGE (front)

16'9" into bay x 13'8" into alcove, overall (5.11m into bay x 4.19m into alcove, overall)
'Traditional' style fire surround with conglomerate marble hearth and upstand area, inset living flame gas fire, large walk-in bay which enjoys plenty of natural light.

SECOND RECEPTION ROOM (rear)

13'8" into alcove x 14'9" into bay, overall (4.19m into alcove x 4.50m into bay, overall)
'Traditional' style fire surround with 'cast iron' style electric heater.

OUTSTANDING KITCHEN/DINER

21'1" x 11'10" overall (6.43m x 3.61m overall)
Recently re-fitted with a superb range of white 'gloss' style base, wall and drawer units with 'oak' style working surfaces incorporating single drainer sink unit with mixer tap, free standing Belling dual fuel cooking range with black double width 'chimney' style canopy housing illuminated re-circulating fan above, integrated stainless steel microwave oven, black 'brick' style tiling to splashback, Karndean flooring, uPVC double glazed French doors to rear garden.

UTILITY ROOM

11'6" x 7'6" overall (3.53m x 2.31m overall)
Complementing the kitchen with white 'gloss' style units with 'oak' style working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, including american style fridge/freezer, space for appliances including plumbing for automatic washing machine, black 'brick' style tiling to splashback.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with storage cupboard below, close coupled WC, wall mounted Baxi gas fired combination boiler.

FIRST FLOOR

THREE QUARTER LANDING

BEDROOM 3

9'10" x 12'0" (3.02m x 3.66m)
UPVC Window

LARGE BATHROOM/WC

Fitted with a four piece white suite comprising: large panelled bath with mixer tap and shower attachment, separate shower cubicle with mains shower fitting, pedestal wash hand basin, close coupled WC, tiling to walls, two windows giving plenty of natural light.

MAIN LANDING

BEDROOM 1 (front)

16'9" into bay x 12'2" into alcove, overall (5.13m into bay x 3.73m into alcove, overall)
Large walk-in bay.

BEDROOM 2 (rear)

13'8" into alcove x 12'2" overall (4.19m into alcove x 3.73m overall)
Two windows creating a light and airy room.

BEDROOM 4 (front)

10'9" x 6'5" overall (3.28m x 1.96m overall)
UPVC Window

OUTSIDE

The front garden is enclosed by a brick boundary wall with wrought iron railings. It has been block paved for ease of maintenance which extends to the driveway for off street car parking. The good sized rear garden enjoys a westerly aspect which should be a sun trap in the summer months and has a large paved patio area which is ideal for entertaining, raised flower bed, large timber garden shed.

ATTACHED SINGLE GARAGE

17'8" x 8'7" overall (5.41m x 2.64m overall)
Remote controlled roller shutter door, power points and electric light fitting, personal door to 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. 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		79
(81-91) B		
(69-80) C	61	
(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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