



**Berwick Street, Seaton Carew, Hartlepool,  
TS25 1BW  
3 Bed - House - Mid Terrace  
£600 Per Calendar Month**

**Council Tax Band: A  
EPC Rating:  
Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS







## Berwick Street, Seaton Carew, TS25 1BW

A spacious THREE BEDROOM mid terraced property with TWO RECEPTION ROOMS and generous first floor bathroom. The home is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to two connecting reception rooms, the kitchen is fitted with units to base and wall level with a built-in oven and hob included. To the first floor, from the half landing is access to the bathroom which incorporates a four piece suite, the main landing leads to three bedrooms, with the master benefitting from wall to wall wardrobes. Externally is a low maintenance yard, with gated access and useful storage shed. Berwick Street is located in a popular part of Seaton Carew off Station Lane and within a short stroll of the seafront. Offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY.

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

UNFURNISHED

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

BOND £692

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, with uPVC double glazed fanlight above, dado rail, newly fitted carpet, glazed internal door through to:

#### ENTRANCE HALL

Newly fitted carpet, stairs to the first floor, dado rail, feature archway, single radiator.

#### LOUNGE

**12'6 x 11'2**

uPVC double glazed window to the front aspect, feature fire surround with 'marble' style back and base, electric fire, newly fitted carpet, dado rail, coving to ceiling, single radiator.

#### REAR RECEPTION ROOM

**12'6 x 11'9**

uPVC double glazed window to the rear aspect, newly fitted carpet, dado rail, double radiator.

#### INNER PASSAGE

Under stairs storage cupboard, tiled flooring, access to:

#### KITCHEN

**14' x 7'1**

Fitted with a range of units to base and wall level with contrasting work surfaces, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiled splashback, space for free standing appliances, uPVC double glazed window to the side aspect, gas central heating boiler, tiled flooring, uPVC double glazed door to the rear garden, single radiator.

### FIRST FLOOR HALF LANDING

Newly fitted carpet, dado rail, access to:

#### BATHROOM/WC

**11'5 x 7'1**

Fitted with a four piece suite comprising: panelled bath with chrome mixer tap and shower attachment, shower cubicle, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, additional panelling to shower splashback, uPVC double glazed window to the side aspect, built-in storage cupboard, double radiator.

#### MAIN LANDING

Built-in storage cupboard, newly fitted carpet, dado rail, built-in storage cupboard, hatch to loft space.

#### BEDROOM ONE

**11'9 x 10'2**

Wall to wall fitted wardrobes with sliding doors, newly fitted carpet, uPVC double glazed window to the rear aspect, single radiator.

#### BEDROOM TWO

**10'2 x 11'3**

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

#### BEDROOM THREE

**7'11 x 5'10**

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

#### EXTERNALLY

The property features an enclosed yard to the rear, with gated access and useful storage shed.



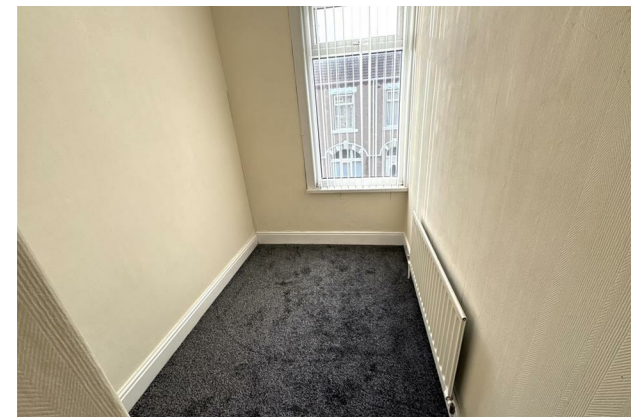













For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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