

**** AVAILABLE IMMEDIATELY **** We are delighted to offer for rent on an unfurnished basis this deceptively spacious three bedroom mid terraced house. The home is warmed by gas fired central heating and has uPVC double glazing. The floor plan briefly comprises: entrance vestibule, pleasant lounge with feature fireplace and electric fire, fitted kitchen which has white units, cloakroom/WC which has a wash hand basin and WC and to complete the ground floor accommodation is a bathroom which also has a white suite. Located to the first floor are three bedrooms. Externally, to the front and rear are lawned gardens, with the rear garden being of a generous size. **LONG TERM LET AVAILABLE.**

Please contact Smith & Friends. (Application is subject to a Holding Fee - please refer to our website for further details)

UNFURNISHED/PETS CONSIDERED/NO SMOKERS
REQUIRED EARNINGS: Tenants £17,250pa; Guarantor, if required £20,700pa
BOND £663

Warren Road, Hartlepool, TS24 9HA
3 Bedroom - House - Mid Terrace
£575 Per Calendar Month
EPC Rating: D
Tenure: Freehold
Council Tax Band: A



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, staircase to first floor.

LOUNGE

13'7 x 12'2 (4.14m x 3.71m)

Feature fire surround with electric fire, uPVC double glazed window to the front aspect, single radiator.

KITCHEN

8'9 x 8'8 (2.67m x 2.64m)

Fitted with a modern range of units to base and wall level with 'marble' effect working surfaces in an 'L' shaped layout, incorporating an inset single drainer stainless steel sink unit with mixer tap, space for cooker with gas cooker point, recess with plumbing for automatic washing machine, four drawer base unit, panelling to splashback, uPVC double glazed door to rear garden, uPVC double glazed window to the rear aspect.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: wash hand basin with wall mounted electric water heater, close coupled WC, uPVC double glazed opaque window.

BATHROOM

8'6 x 4'4 (2.59m x 1.32m)

Fitted with a two piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, modern panelled walls, uPVC double glazed window to the rear aspect, convector radiator.

FIRST FLOOR

LANDING

BEDROOM 1 (front)

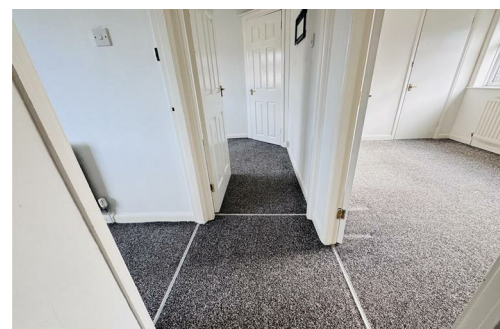
17'0 x 9'5 (2.77m x 3.84m plus 1.30m x 0.99m overall)

Built-in storage cupboard, uPVC double glazed window to the front aspect, single radiator.

BEDROOM 2 (rear)

12'2 x 8'3 (3.71m x 2.51m)

Built-in storage cupboard, uPVC double glazed window to the rear aspect, gas central heating, single radiator.



Warren Road, Hartlepool, TS24 9HA



BEDROOM 3 (rear)
11'7 x 8'2 (2.57m x 3.71m overall)

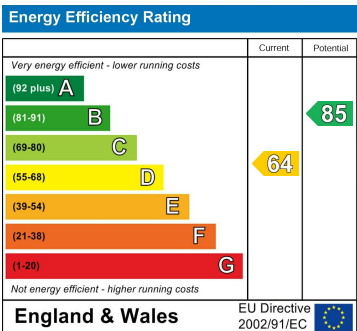
Built-in storage cupboard, uPVC double glazed window to the rear aspect, single radiator.

OUTSIDE

To the front of the property is a lawned garden with gated access leading to the property. The enclosed rear garden is of a generous size and is laid mainly to lawn with paved patio, gated access to a shared walkway.

NB

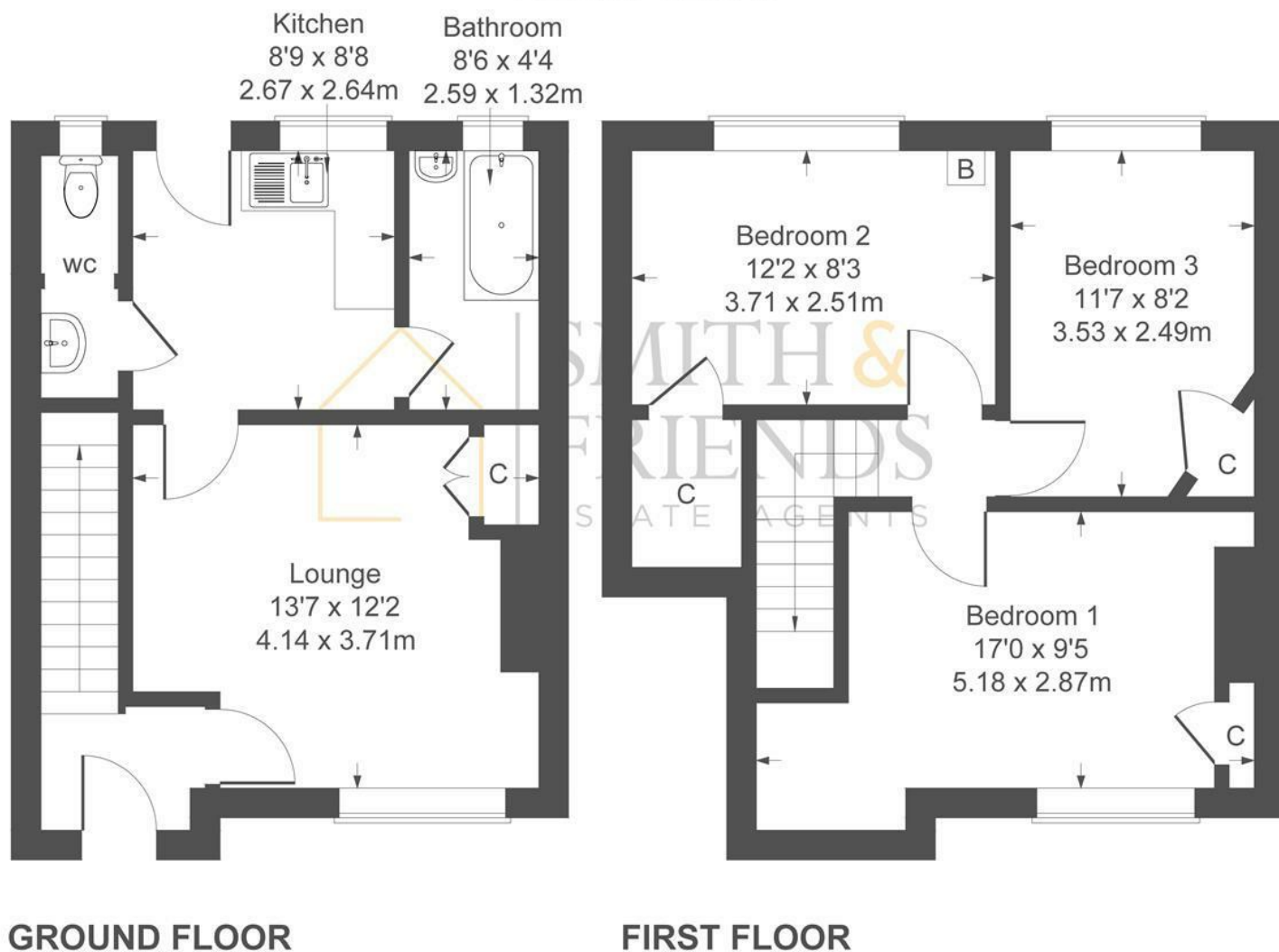
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.



Warren Road, Hartlepool, TS24 9HA

Warren Road

Approximate Gross Internal Area
783 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2025
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. We 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.

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH &
FRIENDS**
ESTATE AGENTS