



A deceptively spacious THREE BEDROOM mid terraced property which benefits from TWO RECEPTION ROOMS. The home is offered to the market for rent on an UNFURNISHED basis and comes with an internal viewing recommended to appreciate the space on offer. The property is well situated for schools and amenities, whilst being within a short walk of Hartlepool town centre. The accommodation has been neutrally decorated, features upgraded flooring and offers a layout that briefly comprises: spacious entrance hall with stairs to the first floor and access to the bay fronted lounge, the full width rear reception room links to the kitchen, whilst the rear lobby has a door to the courtyard and also provides access to a modern recently refitted bathroom incorporating a three piece white suite and chrome fittings. To the first floor are three bedrooms, whilst externally is a low maintenance palisade to the front and enclosed courtyard with gated access to the rear. VIEWING RECOMMENDED.

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

REQUIRED EARNINGS: Tenants £18,000pa; Guarantor, if required £21,600pa
BOND £691

Mulgrave Road, Hartlepool, TS26 8EF

3 Bedroom - House - Mid Terrace

£599

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



Mulgrave Road, Hartlepool, TS26 8EF



GROUND FLOOR

ENTRANCE HALL

12'05 x 5'11 (3.78m x 1.80m)

Accessed via uPVC double glazed entrance door with matching fanlight above, newly fitted carpet, single radiator, dado rail, staircase to first floor.

LOUNGE

14'09 x 11'09 (4.50m x 3.58m)

'Period' style fire surround with conglomerate marble hearth and upstand area, living flame gas fire, uPVC double glazed bay window, fitted carpet, single radiator, picture rail, coved ceiling.

FULL WIDTH REAR RECEPTION ROOM

18'04 x 8'03 (5.59m x 2.51m)

Ideally situated off the kitchen with uPVC double glazed window, fitted carpet, single radiator, under stairs storage cupboard, coved ceiling.

KITCHEN

8'02 x 6'01 (2.49m x 1.85m)

Fitted with 'oak' style base and wall units with 'marble' effect working surfaces incorporating inset one and a half single drainer sink unit with mixer tap, built-in four ring gas hob with built-in gas oven below, canopy housing illuminated extractor fan above, tiling to splashback, uPVC double glazed opaque window, newly fitted flooring.

REAR LOBBY

Working surface with plumbing for automatic washing machine below, uPVC double glazed door to rear yard, newly fitted flooring.

REFITTED GROUND FLOOR BATHROOM

6'01 x 6'01 (1.85m x 1.85m)

Fitted with a new three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap, pedestal wash hand basin with chrome

mixer tap, low level WC, attractive and low maintenance panelling to splashback, chrome heated towel radiator, uPVC double glazed window to the side aspect.

FIRST FLOOR

LANDING

uPVC double glazed window to the side, newly fitted carpet, dado rail, coved ceiling.

BEDROOM ONE

12'00 x 11'05 (3.66m x 3.48m)

A good sized bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator, coved ceiling.

BEDROOM TWO

12'00 x 8'10 (3.66m x 2.69m)

Built-in double wardrobes with centre vanity area, built-in storage cupboards above, uPVC double glazed window, fitted carpet, single radiator, coved ceiling.

BEDROOM THREE

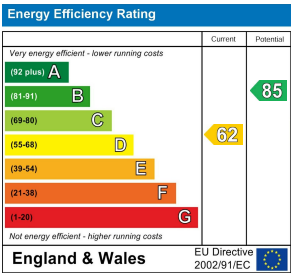
8'02 x 6'06 (2.49m x 1.98m)

uPVC double glazed window, fitted carpet, single radiator, coved ceiling.

OUTSIDE

To the front is a palisade which has a brick boundary wall with attractive wrought iron railings, matching personal gate leading to the property. To the rear of the property is an enclosed yard which enjoys a southerly aspect and should be a suntrap in the summer months and has gated access to rear.

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.



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