

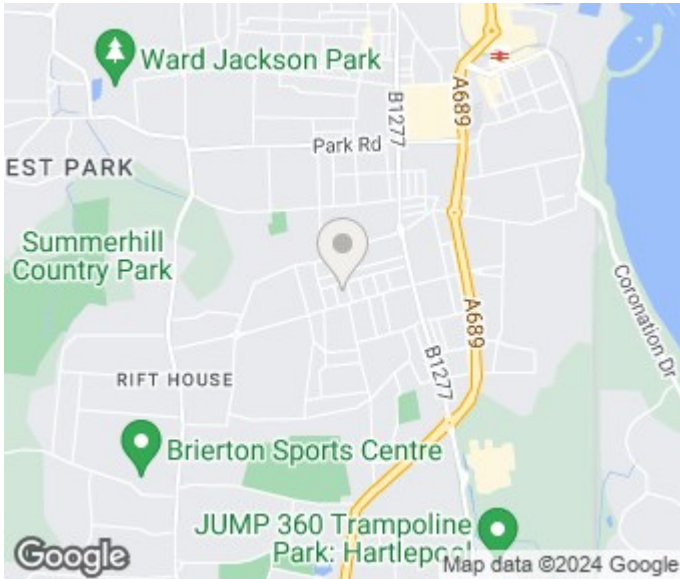


## 14 ROSSALL STREET HARTLEPOOL, TS25 5RX

£525 PCM

**\*\*AVAILABLE FROM 20TH AUGUST 2024\*\*** A most impressive larger style three bedroom mid terraced property offering deceptively spacious and well proportioned accommodation, with the benefit of a beautifully maintained rear garden. The comprises from, inviting entrance hall, quality fitted kitchen/dining room, inner lobby and refitted fresh white bathroom suite. Spacious lounge with French doors overlooking the rear enclosed garden. To the first floor is three bedrooms. Externally to the rear is a enclosed garden with decked patio and garden laid to lawn. Energy Rating D. Council Tax Band A (£1335.45p).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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