



A stunning 2 bedroom end terrace house which has been maintained to the highest of standards, situated on Wellfield Green, Hardwick. Features include uPVC double glazing, gas central heating, a large and well fitted open plan kitchen/dining room and well maintained gardens to 3 sides. The internal layout briefly comprises of entrance hallway, good size lounge with 2 uPVC double glazed windows giving a good degree of natural light, open plan kitchen/dining room with uPVC double glazed french doors to the rear garden. To the first floor are two good size bedrooms and a well presented family bathroom/WC, a fixed staircase to the attic/loft. Externally to the rear is a low maintenance garden which has raised decked area and gravelled area, side gated access.

UNFURNISHED

REQUIRED EARNINGS: Tenants £21,750pa; Guarantor, if required £26,100pa

RENT: £725pcm

BOND: £836

For a viewing contact SMITH & FRIENDS - Estate Agents Stockton-on-Tees, Early viewing is highly recommended.

## Wellfield Green, Hardwick, TS19 8RU

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with matching side screens, single radiator, staircase to first floor, attractive tiling to floor.

### LOUNGE

**15'5 x 13'3 (4.70m x 4.04m)**

2 uPVC double glazed windows giving a good degree of natural light, double radiator, coved ceilings and spotlights to ceiling.

### KITCHEN/DINING ROOM

**14'7 x 11'2 (4.45m x 3.40m)**

Fitted with a range of base wall and drawer units with complementary working surfaces incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, range gas cooker with electric oven, recirculating fan above, recess with plumbing for washing machine, space for free standing fridge freezer, uPVC double glazed window, uPVC double glazed french doors to rear garden, double radiator, under stairs storage cupboard, built in storage cupboard, tiling to splash back, spotlights to ceiling and coved ceilings.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

**15'1 x 12'5 (4.60m x 3.78m)**

uPVC double glazed window to the front aspect, double radiator and coved ceilings.

#### BEDROOM TWO

**11'4 x 10'5 (3.45m x 3.18m)**

uPVC double glazed window to the front aspect, two built in storage cupboard, fixed staircase to attic/loft space with 2 uPVC double glazed velux windows and single radiator

### BATHROOM/WC

Fitted with a three piece white suite comprising of P shaped bath with mixer tap, mains shower attachment over and shower screen, pedestal wash hand basin, low level WC, uPVC double glazed frosted window, attractive tiling to splash back.

### OUTSIDE

Externally to the rear is a raised decked area with separate graveled area making it low maintenance. The front of the property is predominantly paved for low maintenance with side laid to lawn area with shrubbery and plants.



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