



**** AVAILABLE IMMEDIATELY **** A deceptively spacious one bedroom first floor apartment which is offered for rent **UNFURNISHED**. It is situated in a sought after residential area off Park Road with excellent local amenities close by. The apartment is warmed by gas fired central heating and is mostly uPVC double glazed. The accommodation briefly comprises: entrance hallway, spacious lounge with living flame gas fire, fitted breakfasting kitchen, spacious bathroom with white suite and stairs lead from the first floor landing to a spacious loft bedroom with built-in wardrobes.

UNFURNISHED/NO SMOKERS/NO PETS

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

REQUIRED EARNINGS: Tenants £12,000pa; Guarantor, if required £14,000pa
BOND £461

Lansdowne Road, Hartlepool, TS26 9JL

1 Bedroom - Apartment
£400 Per Calendar Month

EPC Rating: E

TENURE:

COUNCIL TAX BAND: A



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ESTATE AGENTS

Lansdowne Road, Hartlepool, TS26 9JL



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, laminate flooring, coving to ceiling, internal door to hallway.

ENTRANCE HALL

Matching laminate flooring, stairs to the first floor with fitted carpet, coving to ceiling, feature archway, uPVC double glazed window to the side aspect, single radiator.

FIRST FLOOR: HALF LANDING

Window to the side aspect, fitted carpet, stairs to the main landing, access to the bathroom.

BATHROOM/WC

9'4 x 9'5 (2.84m x 2.87m)
Fitted with a three piece suite comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, panelling and tiling to splashback areas, uPVC double glazed window to the side aspect, storage cupboard with Baxi gas central heating boiler, single radiator.

MAIN LANDING

Stairs to the bedroom, single radiator, access to lounge and kitchen.

LOUNGE

19'4 x 12'11 (5.89m x 3.94m)

A generous lounge with two uPVC double glazed windows to the front aspect, feature fire surround with gas fire, fitted carpet, coved ceiling, single radiator.

KITCHEN/DINER

13'1 x 12'11 (3.99m x 3.94m)

Fitted with a range of units to base and wall level with work surfaces incorporating an inset one and a half single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above, tiling to splashback, recess for washing machine, space for free standing fridge/freezer, uPVC double glazed window and door to the rear, storage cupboard, single radiator.

LOFT BEDROOM

18'4 x 13'10 (5.59m x 4.22m)

uPVC double glazed window to the side aspect, uPVC double glazed 'dormer' style window to the front aspect, built-in storage, fitted carpet, double radiator.

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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