



Available mid -June A pleasant 3 bedroomed detached house which is nicely appointed throughout. The home is warmed by gas CH and has uPVC DG. This family home briefly comprises: entrance porch, spacious lounge with 'period' style fire surround and living flame gas fire with an archway leading to the separate dining room which has a double glazed patio door leading to the double glazed conservatory, plus a superb fitted kitchen. On the first floor are 3 good sized bedrooms, the master bedroom having an en suite shower room/WC, plus a family bathroom/WC which is fitted with a white suite. Externally are gardens to front and rear, the rear garden having a southerly aspect which should be a sun trap in the summer months. A driveway leads to the integral garage.

Initial 12 month let preferred

EPC RATING: D

UNFURNISHED/NO SMOKERS OR PETS

REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa

BOND £865

Deacon Gardens, Hartlepool, TS25 1UU

3 Bedroom - House - Detached

£750 PCM

EPC Rating: D

TENURE:

COUNCIL TAX BAND:



**SMITH &
FRIENDS**
ESTATE AGENTS

Deacon Gardens, Hartlepool, TS25 1UU



Reception
15'7"x10'0" (4.75x3.05)

Reception
8'11"x8'3" (2.72x2.51)

Bedroom
12'3"x9'4" (3.73x2.84)

Bedroom
9'8"x8'6" (2.95x2.59)

Bedroom
9'3"x6'10" (2.82x2.08)

Kitchen
9'0"x8'3" (2.74x2.51)

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		68	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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