



An impressive FOUR BEDROOM detached property located on the popular Elwick Grove development in Hartlepool. The home offers spacious and well proportioned accommodation, ideal for family requirements, whilst being complemented by modern fixtures and fittings, with a beautiful open kitchen/diner, modern bathroom and two en-suites. Built to the popular 'Plane' design by Bellway Homes, with a layout that briefly comprises: spacious entrance hall with stairs to the first floor, guest cloakroom/WC, generous bay fronted lounge, beautiful open plan kitchen/diner with granite worktops and a range of integrated appliances, family room and separate utility with integral door to the garage. To the first floor are four good size bedrooms, with bedrooms one and two benefitting from modern en-suites, bedrooms three and four are served by the family bathroom. Externally is a low maintenance front with a driveway allowing useful off street parking in front of the integral garage. The generous rear garden is predominantly lawned and backs onto open fields, allowing attractive views and a high degree of privacy. Fontburn Close is well situated within close proximity off High Tunstall College. Available for rent on an unfurnished basis, with an internal viewing highly recommended.

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

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £45,000pa; guarantor, if required £54,000pa

BOND £1,730

Fontburn Close, Hartlepool, TS26 0ZR

4 Bedroom - House - Detached

£1,500 Per Calendar Month

EPC Rating: B

Tenure: Freehold

Council Tax Band: F



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ESTATE AGENTS

Fontburn Close, Hartlepool, TS26 0ZR

**LOUNGE**  
17'9 x 12'7 (5.41m x 3.84m)

**KITCHEN/DINER**  
23'4 x 11'6 (7.11m x 3.51m)

**SITTING AREA**  
12'11 x 9'6 (3.94m x 2.90m)

**UTILITY ROOM**  
5'6 x 5'2 (1.68m x 1.57m)

**WC**  
5' x 4'3 (1.52m x 1.30m)

**FIRST FLOOR**

**BEDROOM 1**  
15'3 x 12'7 (4.65m x 3.84m)

**EN SUITE (bedroom 1)**  
12'7 x 6'2 (3.84m x 1.88m)

**BEDROOM 2**  
13'8 x 9'7 (4.17m x 2.92m)

**EN SUITE (bedroom 2)**  
6'5 x 4'5 (1.96m x 1.35m)

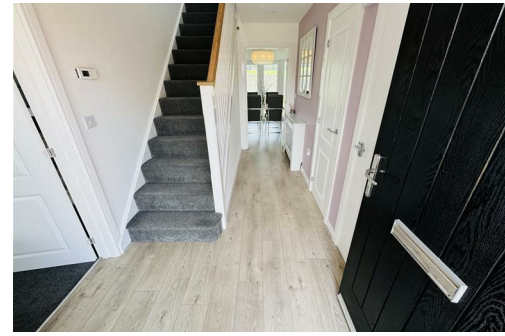
**BEDROOM 3**  
13'8 x 8'10 (4.17m x 2.69m)

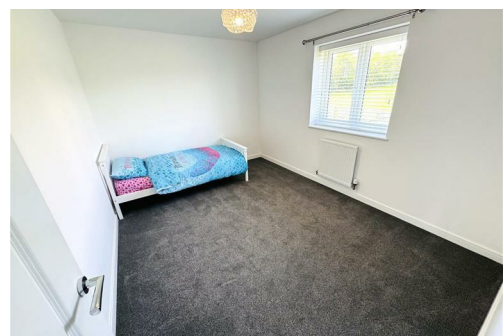
**BEDROOM 4**  
12'10 x 9'8 (3.91m x 2.95m)

**BATHROOM**  
6'9 x 6'2 (2.06m x 1.88m)

**GARAGE**  
16'6 x 8'2 (5.03m x 2.49m)

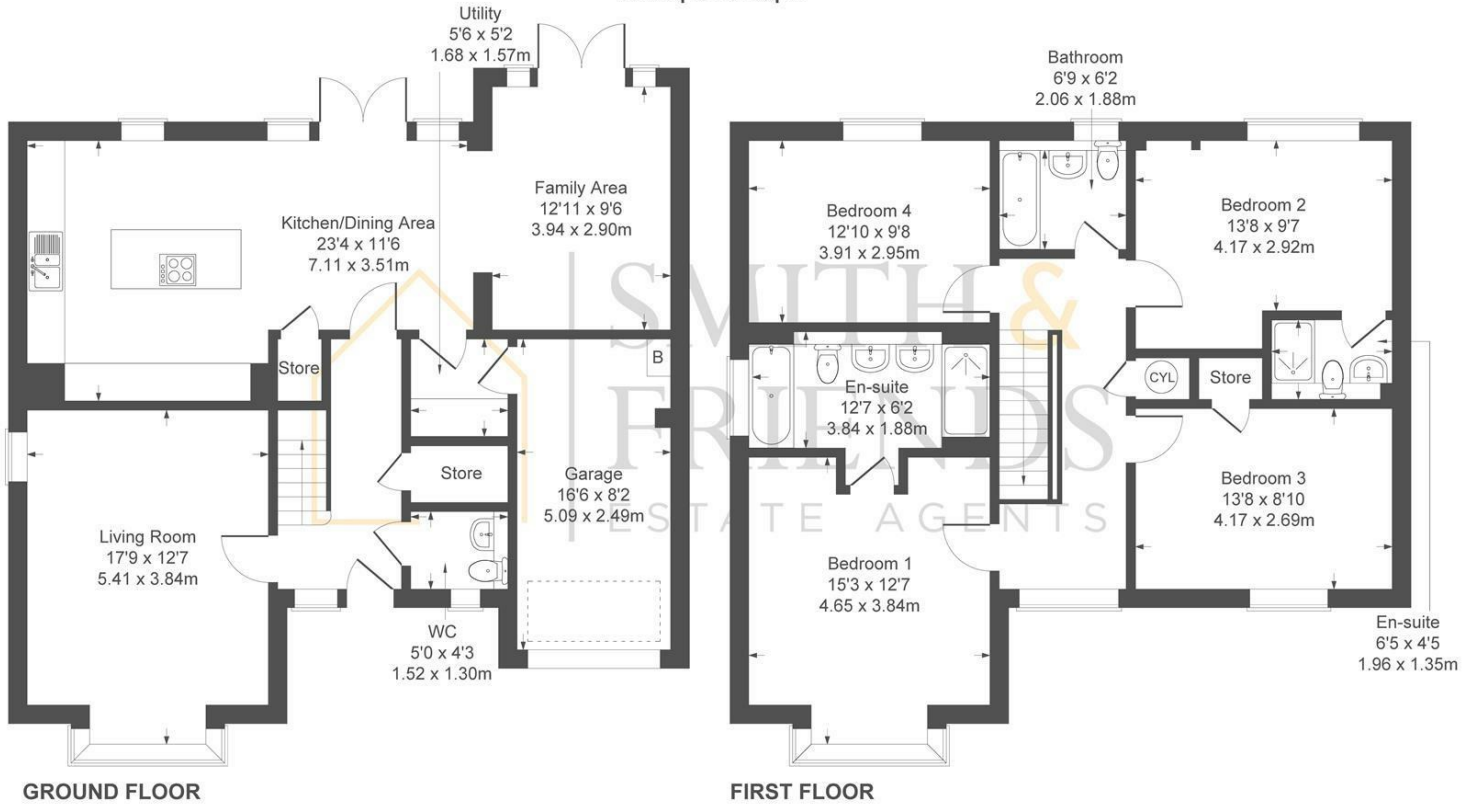
**NB**  
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.





## Fontburn Close

Approximate Gross Internal Area  
1870 sq ft - 174 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. We 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			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(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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