



A three bedroom end terraced property offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The home is situated within a short stroll of Seaton Carew's popular seafront and features uPVC double glazing and gas central heating. The accommodation has been neutrally decorated and briefly comprises: entrance vestibule with stairs to the first floor and access to a generous bay fronted lounge, the kitchen/breakfast room features units to base and wall level with a built-in oven, hob and extractor included. The main bathroom is located to the ground floor, with an additional first floor washroom serving the three bedrooms. The master bedroom is generous in size, extending to approximately 19ft. Externally is a low maintenance palisade to the front and an enclosed garden to the rear.

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

UNFURNISHED/NO SMOKERS OR PETS

REQUIRED EARNINGS: Tenants £18,000pa; Guarantor, if required £21,600pa

BOND £692

**East View Terrace, Hartlepool, TS25 1AN**

**3 Bed - House - End Terrace**

**£600 Per Calendar Month**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



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## **GROUND FLOOR**

### **ENTRANCE VESTIBULE**

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, stairs to the first floor, single radiator, access to:

### **LOUNGE**

**16' x 13'7 (4.88m x 4.14m)**

A generous lounge with feature fire surround, uPVC double glazed bay window to the front aspect, under stairs storage cupboard, fitted carpet, convector radiator.



### **KITCHEN**

**13'2 x 10'3 (4.01m x 3.12m)**

Fitted with a range of units to base and wall level with brushed stainless steel handles and roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with separate four ring gas hob and extractor hood over, tiling to splashback, breakfast bar area with radiator below, two uPVC double glazed windows to the rear aspect, door to the rear garden, access to ground floor bathroom.



### **BATHROOM/WC**

**5'8 x 5'4 (1.73m x 1.63m)**

Fitted with a three piece suite comprising: panelled bath with chrome dual taps and shower over, pedestal wash hand basin with chrome dual taps, low level WC, panelling and tiling to splashback, concealed gas central heating boiler, uPVC double glazed window to the rear aspect, extractor fan, two convector radiators.



## **FIRST FLOOR**

### **LANDING**

Fitted carpet, coving to ceiling, hatch to loft space, access to:

### **BEDROOM 1**

**16' extending to 19' x 13'7 (4.88m extending to 5.79m x 4.14m)**

A generous master bedroom with two uPVC double glazed windows to the front aspect, newly fitted carpet, coving to ceiling, double radiator.



### **BEDROOM 2**

**10'4 x 7'7 (3.15m x 2.31m)**

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.



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### BEDROOM 3

7'9 x 6'9 (2.36m x 2.06m)

uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, convector radiator.

### WASHROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome dual taps, low level WC, uPVC double glazed window to the rear aspect.

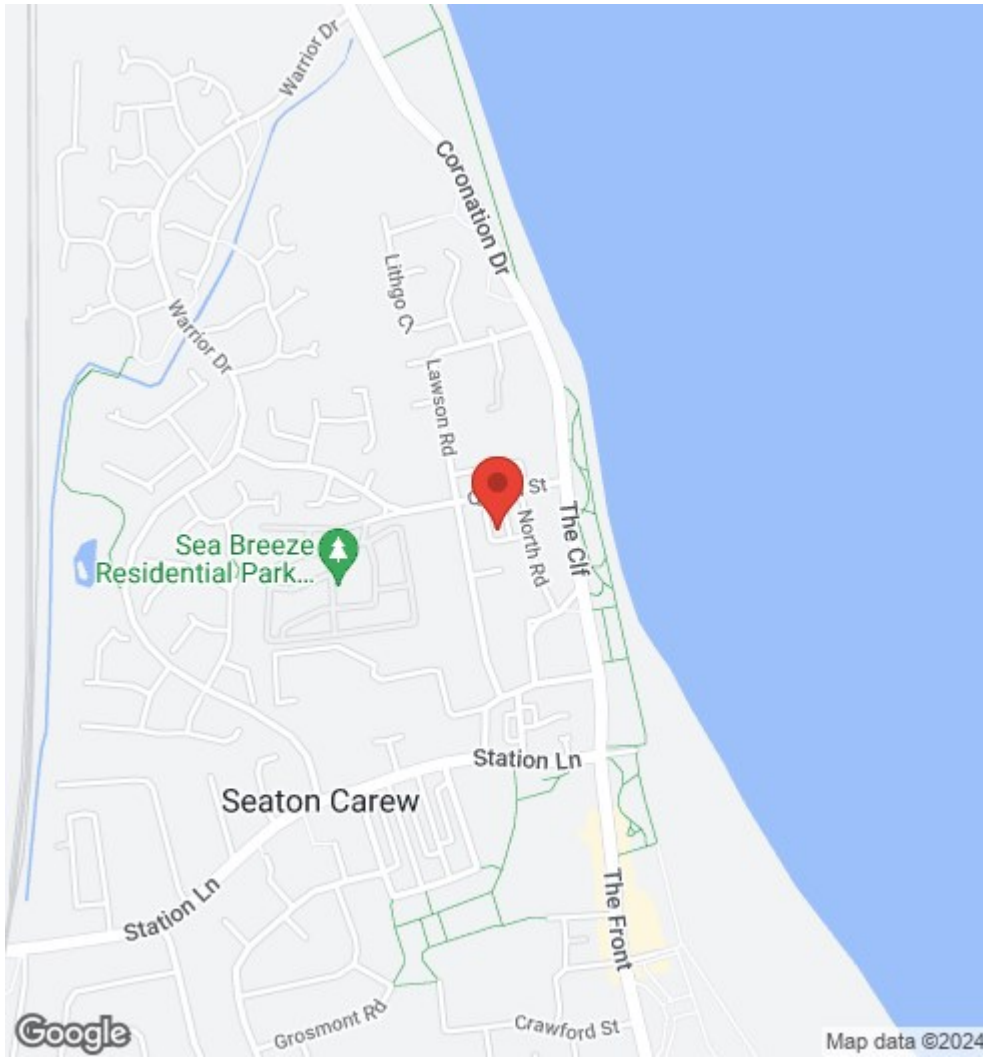
### OUTSIDE

Externally is a low maintenance palisade to the front and an enclosed garden to the rear.





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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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