



A deceptively spacious TWO BEDROOM mid terraced property offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The home features uPVC double glazing and gas central heating, with a layout which briefly comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to a pleasant lounge with feature fire surround. The kitchen/diner incorporates a modern range of 'oak' style units to base and wall level with a built-in oven, hob and extractor included. The utility room offers further storage and space for free standing appliances with a door to the rear yard. To the first floor, from the half landing is access to a good size bathroom featuring a four piece suite. The main landing leads to two large bedrooms. Externally is a low maintenance yard to the rear with gated access and a useful storage shed. Ellison Street is located off Elwick Road which is convenient for schools and amenities.

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

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants: £16,500pa; Guarantor, if required £19,800pa

BOND £634

**Ellison Street, Hartlepool, TS26 9AN**

**2 Bed - House - Mid Terrace**

**£550 Per Calendar Month**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Ellison Street, Hartlepool, TS26 9AN**



**ENTRANCE VESTIBULE**

**ENTRANCE HALL**

**FRONT LOUNGE**

**12'0 x 10'10 (3.66m x 3.30m)**

**KITCHEN/DINER**

**12'0 x 11'11 (3.66m x 3.63m)**

**UTILITY ROOM**

**11'10 x 5'11 (3.61m x 1.80m)**

**FIRST FLOOR**

**HALF LANDING**

**BATHROOM**

**11'11 x 5'11 (3.63m x 1.80m)**

**MAIN LANDING**

**BEDROOM ONE**

**15'1 x 10'10 (4.60m x 3.30m )**

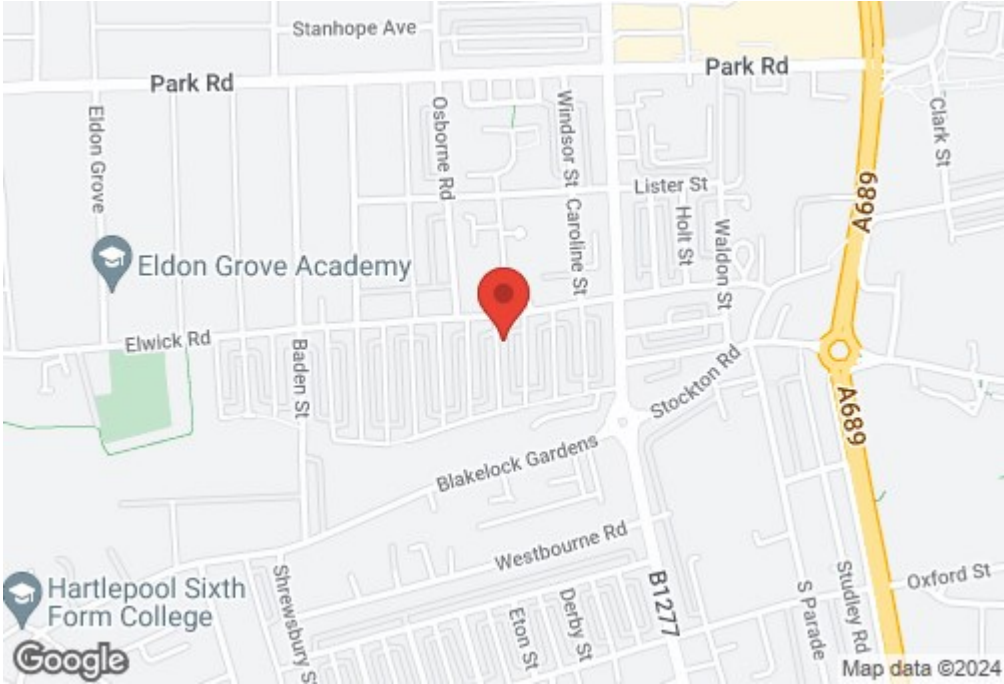
**BEDROOM TWO**

**12'10 x 9'0 (3.91m x 2.74m)**

**EXTERNALLY**



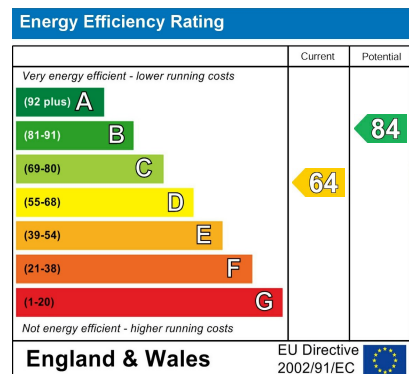
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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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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.



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