



**** OFFERED FOR LET ON AN UNFURNISHED BASIS **** A superb three bedroom, three storey town house which is located on a popular modern development in Bishop Cuthbert. The property is presented in immaculate decorative order throughout, with a smart contemporary finish. An internal inspection is highly recommended to appreciate the property fully. The property offers excellent family sized accommodation, with the benefit of gas central heating and uPVC double glazing. On the ground floor: entrance porch, lounge, inner hallway with cloakroom/WC and a fitted kitchen/dining room with double glazed French doors giving access to the rear garden. From the first floor landing are two double bedrooms, together with the family bathroom/WC with a white suite. On the second floor is the master bedroom, with en-suite shower room/WC. Externally there is an enclosed rear garden with artificial turf and paved patio area. There are two parking spaces to the front.

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £23,850pa; Guarantor, if required £28,620pa

BOND £917

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

Celandine Gardens, Hartlepool, TS26 0ZJ

3 Bed - House - Semi-Detached

£795 Per Calendar Month

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed glass panelled front door, uPVC double glazed window, radiator, door into lounge.

LOUNGE

14'8 x 11'10 (4.47m x 3.61m)

uPVC double glazed window to front, radiator, under stairs storage cupboard.

INNER HALLWAY

Spindle staircase to first floor landing.

DOWNSTAIRS TOILET

Fitted with a white suite comprising: low level WC, wash hand basin, radiator.

DINING KITCHEN

11'10 x 8'10 (3.61m x 2.69m)

Modern white high gloss wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, four ring halogen hob, illuminating extractor and fan assisted oven, integrated washing machine, dishwasher, fridge and freezer, uPVC double glazed window to rear, uPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR

LANDING

Access to bedrooms one, two and family bathroom, spindle staircase to second floor.

BEDROOM (front)

12'1 x 11'10 (3.68m x 3.61m)

uPVC double glazed window to front, fitted wardrobes, radiator.

BEDROOM (rear)

11'10 x 7'8 (3.61m x 2.34m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

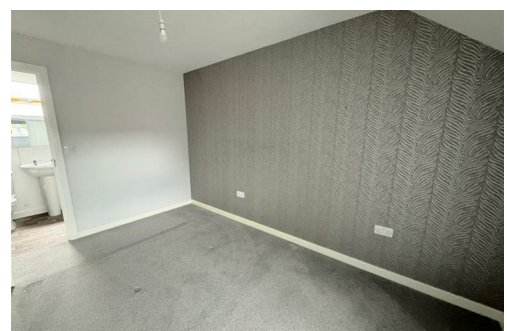
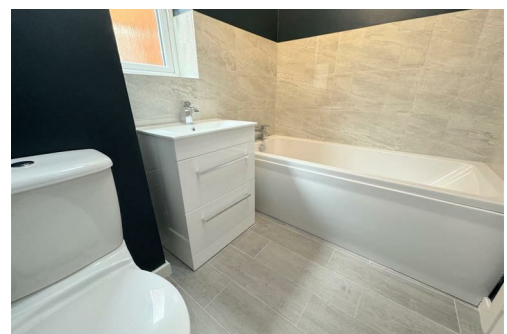
Fitted with a white and chrome suite comprising: panelled bath, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window.

SECOND FLOOR

BEDROOM (front)

17'1 x 8'6 (5.21m x 2.59m)

uPVC double glazed dormer window to front, radiator.



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EN SUITE SHOWER ROOM/WC

Fitted with a white and chrome suite comprising: walk-in shower cubicle, pedestal wash hand basin and low level WC; Velux window to rear, radiator.

EXTERNALLY

To the rear of the property is an enclosed garden with artificial turf and paved patio area. There are two parking spaces to the front.

NB

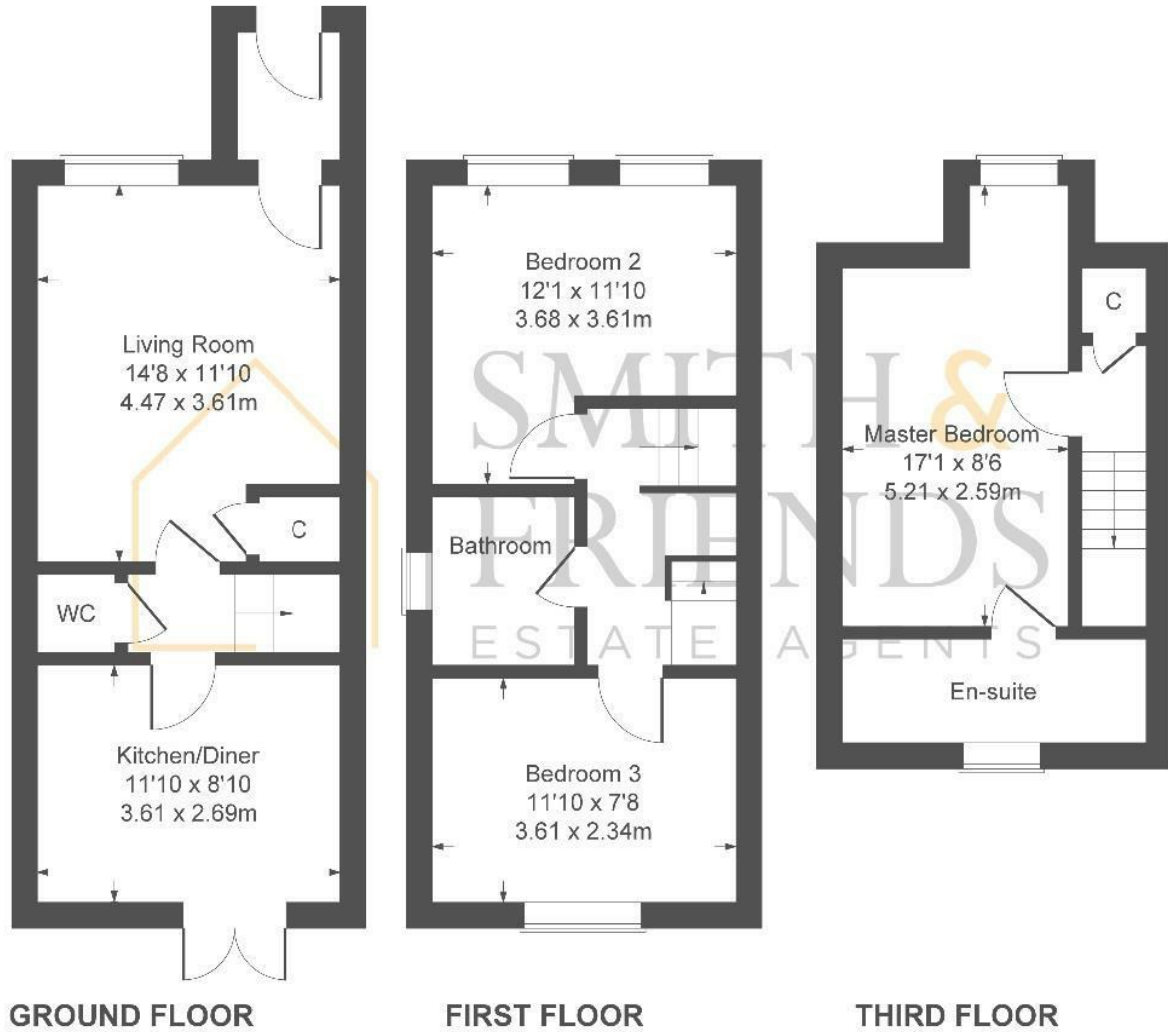
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.



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Celandine Gardens

Approximate Gross Internal Area
872 sq ft - 81 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. 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			92
(81-91) B		81	
(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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