



\*\*\* EARLY VIEWING RECOMMENDED \*\*\* A modern THREE BEDROOM detached property on Brimston Close in a popular part of Naisberry Park. The home is offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The accommodation features a beautiful upgraded kitchen/diner, modern bathroom, attractive oak flooring, gas central heating and uPVC double glazing. The internal layout comprises: entrance hall with stairs to the first floor, useful guest cloakroom/WC, pleasant lounge with attractive feature fire surround and electric fire, full width kitchen/diner with a range of built-in appliances, three bedrooms, all with wardrobes, and the modern bathroom which incorporates a three piece white suite and chrome fittings. Externally are low maintenance gardens with artificial turf and driveway which allows useful off street parking, whilst leading to the garage. Brimston Close is located off Hayston Road and within close proximity of High Tunstall College.  
(Application is subject to a Holding Fee - please refer to our website for further details)

UNFURNISHED/NO SMOKERS OR PETS

REQUIRED EARNINGS: Tenants: £25,500pa; Guarantor, if required £30,600pa

BOND £980

**Brimston Close, Hartlepool, TS26 0QA**

**3 Bed - House - Detached**

**£850 Per Calendar Month**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



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ESTATE AGENTS

# Brimston Close, Hartlepool, TS26 0QA



## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with attractive oak flooring, uPVC double glazed window to the side aspect, stairs to the first floor with fitted carpet, coving to ceiling, single radiator, glazed internal door to lounge, access to:

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: wash hand basin with chrome dual taps, low level WC, part panelled walls, vinyl flooring, uPVC double glazed window to the side aspect, single radiator.

### LOUNGE

**13' x 12'5 (3.96m x 3.78m)**

A pleasant lounge with attractive feature fire surround, free standing electric 'log burner' style fire with granite base, oak flooring, uPVC double glazed window to the front aspect, coving to ceiling, under stairs storage cupboard, television point, double radiator, glazed internal doors through to:

### KITCHEN/DINER

**15'6 x 10'11 (4.72m x 3.33m)**

A full width kitchen/diner, the kitchen area incorporating a modern range of units to base and wall level with complementing work surfaces and matching splashback, incorporating an inset one and a half bowl single drainer sink unit with modern chrome mixer tap, built-in electric oven with five ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel, integrated fridge/freezer, integrated wine cooler, down lighting to eye-level units, additional lighting to kickboards, attractive oak flooring, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear, inset spotlighting to ceiling, convector radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, built-in shelved storage cupboard with single radiator, fitted carpet, hatch to loft space.

### BEDROOM ONE

**13'2 x 9' (4.01m x 2.74m)**

uPVC double glazed window to the front aspect, modern wardrobes, single radiator.

### BEDROOM TWO

**9'10 x 9' (3.00m x 2.74m)**

Mirror fronted sliding wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

### BEDROOM THREE

**9'6 x 6'5 (2.90m x 1.96m)**

Useful over stairs storage cupboard with hanging rail, ideal for use as a wardrobe, uPVC double glazed window to the front aspect, fitted carpet, single radiator.



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## BATHROOM/WC

6'1 x 6'1 (1.85m x 1.85m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low level WC, modern panelling to walls, uPVC double glazed window to the rear aspect, single radiator.

## OUTSIDE

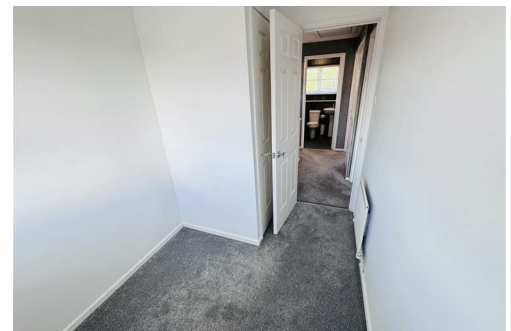
The property features a low maintenance front with artificial turf and concrete imprint driveway which leads to the attached garage. A gate to the side leads through to the enclosed rear garden which enjoys a high degree of privacy, with artificial turf, paved patio areas, fenced boundaries and planted borders.

## GARAGE

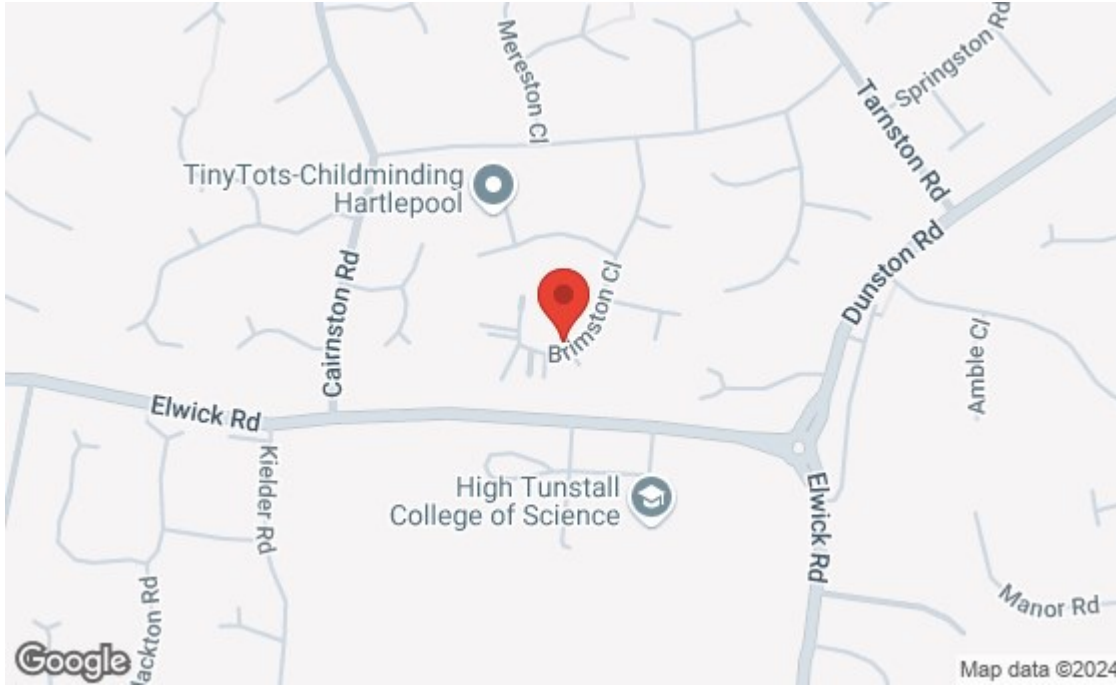
Accessed via roller door to the front, personal door from the rear garden, lighting, sockets, plumbing for washing machine.

## 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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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			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

