



A deceptively spacious THREE BEDROOM mid terraced property overlooking a small green to the front whilst benefiting from secure off street parking to the rear. The home is offered to the market for rent on an unfurnished basis and available immediately. The accommodation features uPVC double glazing, gas central, recent decoration and new flooring. The full layout comprises; entrance porch through to a generous lounge/dining room whilst the rear hall gives access to the guest cloakroom and kitchen/diner. To the first floor are three bedrooms and the family bathroom which incorporates a three piece suite and chrome fittings. Mountbatten Close is located off Cleveland Road, close to the Headland. Externally is an established front garden and low maintenance rear with double timber gates opening to provide off street parking.

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

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £21,000pa; Guarantor, if required £25,200pa

BOND £807

Mountbatten Close, Hartlepool, TS24 0TE

3 Bedroom - House

£700 Per Calendar Month

EPC Rating:

Tenure:

Council Tax Band: A



GROUND FLOOR

ENTRANCE PORCH

Accessed via double glazed composite entrance door, laminate flooring, access to:

LOUNGE/DINING ROOM

20'9 x 11'6 (6.32m x 3.51m)

A generous lounge/dining room with two large uPVC double glazed windows to the front aspect, modern laminate flooring, coving to ceiling, two double radiators.

REAR HALL

9'6 x 8'8 (2.90m x 2.64m)

Double glazed composite door from the rear garden, laminate flooring, coving to ceiling, stairs to the first floor with fitted carpet, useful storage cupboard.

KITCHEN/DINER

11'10 x 11'0 (3.61m x 3.35m)

Fitted with a range of units to base and wall level with space for free standing appliances including cooker recess with extractor over and tiled splashback, recess for washing machine, uPVC double glazed window to the rear aspect, laminate flooring, coving to ceiling, single radiator.

GUEST CLOAKROOM/WC

Fitted with a two piece suite comprising; wash hand basin with dual taps, wall mounted WC, uPVC double glazed window to the rear, vinyl flooring, single radiator.

FIRST FLOOR

LANDING

Laminate flooring, storage cupboard with hot water tank, coving to ceiling, single radiator.

WALK IN STORAGE CUPBOARD

7'6 x 3'9 (2.29m x 1.14m)

Fitted shelving, laminate flooring, hatch to loft.

BEDROOM ONE

11'9 x 10'6 (3.58m x 3.20m)

uPVC double glazed window to the rear aspect, laminate flooring, single radiator.

BEDROOM TWO

11'9 x 10'5 (3.58m x 3.18m)

uPVC double glazed window to the front aspect, laminate flooring, single radiator.

BEDROOM THREE

10'2 x 6'10 (3.10m x 2.08m)

uPVC double glazed window to the front aspect, laminate flooring, single radiator.

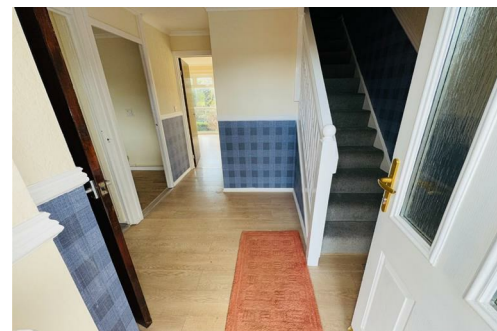
FAMILY BATHROOM

6'11 x 5'9 (2.11m x 1.75m)

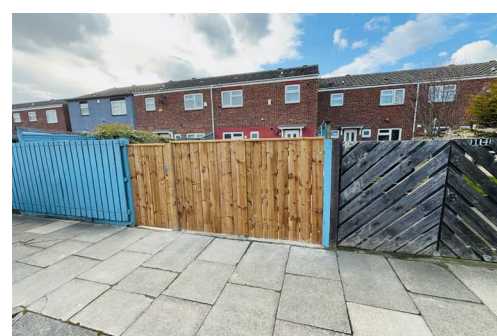
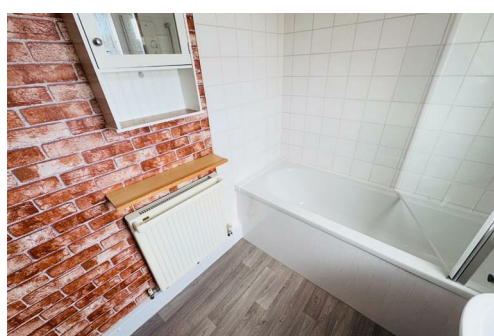
Fitted with a three piece white suite comprising; panelled bath with mixer tap and electric shower over, protective glass shower screen, pedestal wash hand basin with dual taps, tiled splashback, vinyl flooring, uPVC double glazed window to the rear aspect, convector radiator.

EXTERNALLY

The property overlooks a small pedestrian green to the front with a low maintenance enclosed rear garden incorporating double gates which open to provide secure off street parking.



Mountbatten Close, Hartlepool, TS24 0TE



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. 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		
(81-91) B		
(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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