

A rarely available two bedroom semi-detached bungalow occupying a pleasant position within the cul-de-sac, with a generous plot offering gardens to three sides. The home is offered to the market for rent on an **UNFURNISHED** basis and **AVAILABLE IMMEDIATELY**, with accommodation that features a modern kitchen and shower room. Other features include gas central heating, uPVC double glazing and composite doors. The internal layout comprises: entrance with cloaks cupboard, spacious bay fronted lounge, modern white gloss kitchen, inner hall, two bedrooms and a modern shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front with lawn and resin driveway. The generous enclosed side and rear garden include paved patio and artificially turfed areas with fenced boundaries, gated access and timber storage sheds. Brecongill Close is located off Wharton Terrace which offers easy access to amenities and transport links.

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

UNFURNISHED

REQUIRED EARNINGS: Tenants: £18,750pa; Guarantor, if required £22,500pa

BOND £721

Brecongill Close, Hartlepool, TS24 8PH

2 Bed - Bungalow - Semi Detached

£625 Per Calendar Month

EPC Rating: D

Council Tax Band: A

Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS

Brecongill Close, Hartlepool, TS24 8PH



ENTRANCE

Accessed via double glazed composite entrance door with uPVC double glazed side screen, fitted with modern laminate flooring, single radiator, access to lounge and kitchen.

LOUNGE

18'3" into bay x 12' (5.56m into bay x 3.66m)

uPVC double glazed bay window to the front aspect, wall mounted electric fire, fitted carpet, coving to ceiling, convector radiator.

KITCHEN

10'11" x 7'3" (3.33m x 2.21m)

Fitted with a modern range of white gloss units to base and wall level with complementing work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, recess for washing machine, recess for free standing fridge/freezer, tiling to splashback, concealed gas central heating boiler, double glazed composite side door, uPVC double glazed window to the side aspect, laminate flooring, inset spotlighting to the ceiling.

INNER HALL

Laminate flooring, built-in storage cupboard, hatch to loft space.

BEDROOM ONE

15' x 9'1" (4.57m x 2.77m)

A good size master bedroom with uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM TWO

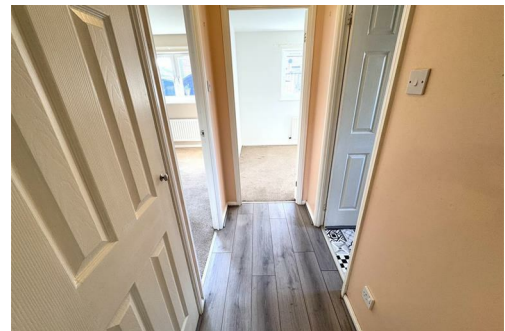
10'2" x 8'3" (3.10m x 2.51m)

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

SHOWER ROOM/WC

6'8" x 6'6" (2.03m x 1.98m)

Fitted with a modern three piece suite comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome shower, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with white gloss back and vanity area above, panelling to splashback, uPVC double glazed window to the side aspect, extractor fan, chrome heated towel radiator.



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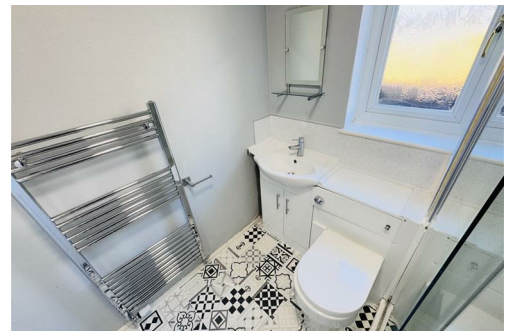


EXTERNALLY

The property features a low maintenance part lawned front, with a resin driveway providing useful off street parking. A gate to the side leads through to the generous side and rear garden, with artificial turf, paved patio, fenced boundaries and timber storage sheds.

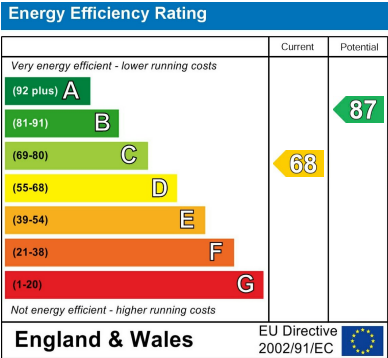
NB

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.



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