



Whinchat Close, Middle Warren, TS26 0SD
3 Bed - House - Detached
£795 Per Calendar Month

Council Tax Band: C
EPC Rating: C
Tenure: Freehold



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Whinchat Close, Middle Warren, TS26 0SD

*** VIEWING RECOMMENDED *** A modern three bedroom detached property occupying a pleasant cul de sac position with SOUTH FACING REAR GARDEN. The home is offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The accommodation features a brand new kitchen, whilst further benefits include gas central heating and uPVC double glazing. The internal accommodation comprises: entrance porch through to a spacious dual aspect family lounge featuring newly fitted French doors to the rear garden, with a closed off staircase leading to the first floor. The kitchen/breakfast room is fitted with a modern range of gloss units and includes a built-in oven, hob and extractor. To the first floor, from the landing is access to three good size bedrooms, the master bedroom benefitting from a modern en suite shower room, whilst bedrooms two and three are served by the family bathroom which features a three piece white suite. Externally is a low maintenance front garden, with a block paved driveway providing useful off street car parking. The enclosed rear garden offers a high degree of privacy and enjoys a southerly aspect, meaning it should prove to be a suntrap in the summer months.

UNFURNISHED

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

BOND £917

GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, fitted carpet, single radiator.

LOUNGE

23'1 x 10'7 overall (7.04m x 3.23m overall)

A spacious dual aspect family lounge offering a good degree of natural light with uPVC double glazed window to the front aspect and the recent addition of uPVC double glazed French doors to the rear garden, fitted carpet, coving to ceiling, two ceiling roses, television point, double radiator and additional convector radiator.

KITCHEN/BREAKFAST ROOM

12'3 x 10'10 overall (3.73m x 3.30m overall)

Refitted with a brand new range of high gloss units to base and wall level with complementing work surfaces and matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, clear glass splashback, recess with plumbing for washing machine, space for free standing fridge/freezer, uPVC double glazed window to the rear aspect, 'laminated' effect vinyl flooring, double radiator, uPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING

Fitted carpet, useful storage cupboard, coving to ceiling.

BEDROOM 1

11'1 x 9'7 overall (3.38m x 2.92m overall)

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

EN SUITE SHOWER ROOM/WC

Fitted with a three piece suite and chrome fittings comprising: shower cubicle with chrome shower, pedestal wash hand basin with chrome dual taps, close coupled WC, tiling to splashback, being full height to shower level, 'laminated' effect vinyl flooring, uPVC double glazed window to the rear aspect, single radiator.

BEDROOM 2

11/10 x 9'3 overall (3.35m/3.05m x 2.82m overall)

uPVC double glazed window to the front aspect, fitted carpet, hatch to loft space, single radiator.

BEDROOM 3

9'10 x 8'2 (3.00m x 2.49m)

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

BATHROOM/WC

Fitted with a three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, close coupled WC, tiling to splashback, 'laminated' effect vinyl flooring, uPVC double glazed window to the rear aspect, extractor fan, single radiator.

OUTSIDE

Externally is a low maintenance front garden, whilst a block paved driveway provides useful off street car parking and leads to the single garage. The enclosed rear garden offers a high degree of privacy and enjoys a southerly aspect, meaning it should prove to be a suntrap in the summer months.

NB

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.





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		83
(69-80) C	71	
(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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