



OFFERED FOR LET ON AN UNFURNISHED BASIS this immaculately presented and deceptively spacious TWO bedroom semi detached house comes with viewing strongly recommended. Located in the popular area of Foggy Furze Hartlepool, and comprising of: entrance hallway, lounge opening into the dining room which in turn opens through to the kitchen, utility and downstairs shower room. To the first floor there are two bedrooms and a modern family bathroom. Externally are enclosed gardens to front and rear.

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: TENANTS: £19,500pa; GUARANTORS, if required: £23,400pa

BOND: £750pcm

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

Oban Avenue, Hartlepool, TS25 5LN

2 Bedroom - House - Semi-Detached

£650 Per Calendar Month

EPC Rating: C

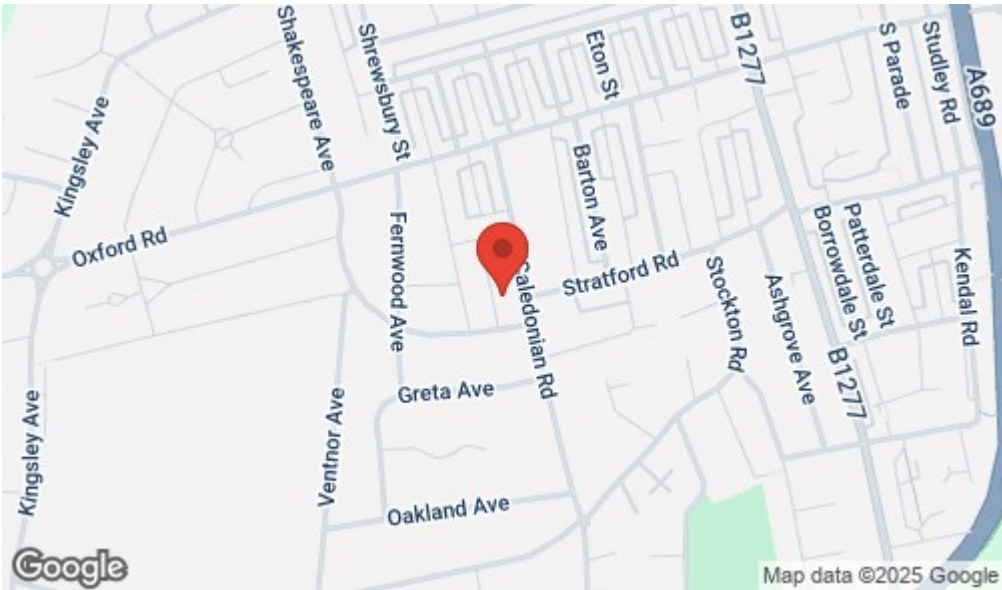
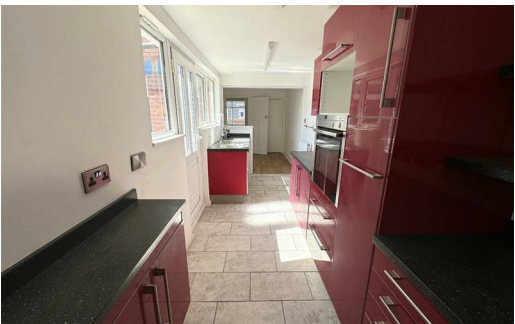
Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Oban Avenue, Hartlepool, TS25 5LN



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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	

106 York Road, Hartlepool, TS26 9DE
01429 891100

<https://www.smith-and-friends.co.uk>

