



Cornwall Street, TS25 5RN
3 Bed - House - Mid Terrace
£525 PCM

Council Tax Band: A
EPC Rating: D
Tenure: Freehold

Cornwall Street, TS25 5RN

A spacious three bedroom mid terraced with upgraded accommodation that features a modern kitchen and shower room. The home is offered to the market for rent on an unfurnished basis and further benefits from uPVC double glazing and gas central heating via a recently upgraded boiler. The deceptively spacious ground floor comprises: entrance vestibule with stairs to the first floor and access to the bay fronted lounge which in turn leads to the dining room with archway into the modern kitchen featuring high gloss units with built-in oven, hob and extractor. The upgraded shower room completes the ground floor, whilst to the first floor are three bedrooms. Externally is a low maintenance palisade to the front and yard at the rear with brick outhouse. Local schools and amenities are within walking distance.

UNFURNISHED/Pets Considered

REQUIRED EARNINGS: Tenants £15,750pa; Guarantor, if required £18,360pa

BOND £605

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

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via composite entrance door with uPVC double glazed fanlight above, stairs to the first floor, fitted carpet, convector radiator.

LOUNGE

14'2 x 13'4 (4.32m x 4.06m)

uPVC double glazed curved bay window to the front aspect, modern laminate flooring, coving to ceiling, wall mounted television point, double radiator, access to:

DINING ROOM

9'11 x 8'11 (3.02m x 2.72m)

Ideally situated off the kitchen, whilst also providing access to the ground floor shower room; fitted with laminate flooring, useful under stairs storage cupboard, coving to ceiling, double radiator.

KITCHEN

10'1 x 9'8 (3.07m x 2.95m)

Fitted with a modern range of white gloss units to base and wall level with contrasting roll-top 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, all finished in brushed stainless steel, attractive white 'brick' style tiling to splashback, recess with plumbing for washing machine, space for free standing fridge/freezer, four drawer unit to base level, Worcester gas central heating boiler, uPVC double glazed windows to the side and rear aspects, uPVC double glazed door to the rear yard.

GROUND FLOOR SHOWER ROOM

8'9 x 5'2 (2.67m x 1.57m)

Upgraded with a modern three piece suite and chrome fittings comprising: generous walk-in shower with chrome overhead shower and separate attachment, protective glass shower

screen, pedestal wash hand basin with chrome dual taps, close coupled WC, 'tile' effect panelling to walls, chrome heated towel radiator, uPVC double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Hatch to loft space, fitted carpet, access to bedrooms.

BEDROOM ONE

11' x 10'6 (3.35m x 3.20m)

A good sized bedroom with over stairs storage cupboard and built-in wardrobes, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM TWO

9'11 x 8'4 (3.02m x 2.54m)

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

BEDROOM THREE

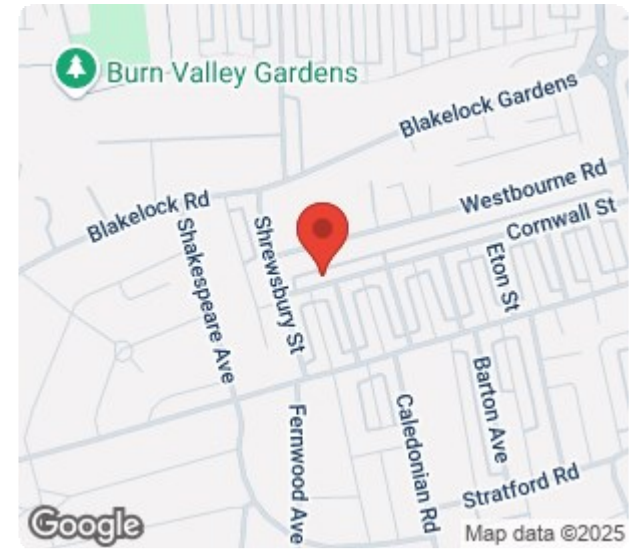
7'10 x 6'9 (2.39m x 2.06m)

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

OUTSIDE

The property features a low maintenance palisade to the front and an enclosed yard to the rear with gated access and storage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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