



A stunning **THREE BEDROOM** semi-detached bungalow occupying a pleasant position on North Close in a popular part of Elwick Village close to The Green. The home offers well presented and upgraded accommodation, with a deceptively spacious layout that features a beautiful kitchen and bathroom. The home has been enhanced by a garden room extension to the rear and further benefits from gas central heating, uPVC double glazing, alarm system, ample off street parking, garage and generous rear garden with steps down to the stream below. The bungalow is offered to the market for rent on a **FURNISHED** basis.

The full layout comprises: entrance hall with upgraded internal doors, generous rear lounge which leads through to the garden room extension, beautiful kitchen with built-in appliances, three bedrooms, (bedrooms one and two with modern fitted wardrobes and bedroom furniture) and the modern bathroom which incorporates a three piece white suite and chrome fittings.

Externally is a low maintenance front, with a block paved driveway providing useful off street parking which continues alongside the property to the garage. The enclosed rear garden enjoys a beautiful outlook, high degree of privacy and offers great place for entertaining family and friends. **AVAILABLE FROM LATE OCTOBER. EARLY VIEWING RECOMMENDED.**

FURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £26,250pa; Guarantor, if required £31,500pa

BOND £1,009

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

North Close, Hartlepool, TS27 3EQ
3 Bedroom - Bungalow - Semi Detached
£875 Per Calendar Month
EPC Rating: B
Tenure:
Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

North Close, Hartlepool, TS27 3EQ



ENTRANCE HALL

LOUNGE

17'7 x 12'2 (5.36m x 3.71m)

GARDEN ROOM

14'5 x 8'7 (4.39m x 2.62m)

KITCHEN

12'6 x 7'3 (3.81m x 2.21m)

BEDROOM ONE

12' x 9'10 (3.66m x 3.00m)

BEDROOM TWO

10'7 x 9'11 (3.23m x 3.02m)

BEDROOM THREE

8'8 x 8' (2.64m x 2.44m)

BATHROOM/WC

8'1 x 6'1 (2.46m x 1.85m)

EXTERNALLY

GARAGE

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(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	

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.

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