



An impressive two bedroom GROUND FLOOR APARTMENT on Eldon Grove with secure off street parking and separate garden. The home is spacious, well presented and has recently upgraded accommodation, with new carpets and attractive decor. Offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY, with a layout which briefly comprises: spacious entrance hall with useful storage cupboard, generous bay fronted lounge with high ceiling, attractive fire surround and electric fire. The kitchen includes a built-in oven, hob and extractor alongside a range of free standing 'Beko' appliances. The hall provides further access to both bedrooms, bedroom one having a range of modern bedroom furniture, they are served by the tastefully appointed bathroom which incorporates a three piece white suite and chrome fittings with bath and shower over. Externally are communal grounds with allocated parking, visitor parking and use of your own personal garden. The apartment can be accessed to the front, with a shared communal hall and from a personal door to the side. Eldon Grove is well situated for amenities and transport links and only a short walk to Hartlepool town centre. **EARLY VIEWING RECOMMENDED.**

UNFURNISHED

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

BOND £917

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

Eldon Grove, Hartlepool, TS26 9LY

2 Bed - Apartment

£795 Per Calendar Month

EPC Rating: C

Council Tax Band:

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Eldon Grove, Hartlepool, TS26 9LY



GROUND FLOOR APRTMENT

COMMUNAL ENTRANCE HALL

Secure telecom entry to communal entrance hall, access to the apartment.

PRIVATE ENTRANCE HALL

15' x 4'3 (4.57m x 1.30m)

Secure entrance door with spyhole, newly fitted carpet, shelved cloaks cupboard, coving to ceiling, LED light, convactor radiator, access to:

FRONT LOUNGE

14'7 x 16'6 (4.45m x 5.03m)

A generous lounge with uPVC double glazed bay window to the front aspect, attractive feature fire surround with remote controlled electric fire, newly fitted carpet, coving to ceiling, television point, two convactor radiators.

KITCHEN

9' x 10'6 (2.74m x 3.20m)

Fitted with a range of 'oak' style units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap and waste disposal, built-in electric oven with four ring hob above and extractor hood over, tiling to splashback, free standing Beko appliances including brand new fridge/freezer, recess with washing machine and recess for tumble dryer, wine rack to base level, Worcester gas central heating boiler to eye-level, tiled flooring, uPVC double glazed side window, convactor radiator.

BEDROOM ONE

13'4 x 11'8 (4.06m x 3.56m)

A good size master bedroom which benefits from a modern range of bedroom furniture with wardrobes, bed recess, matching drawers and dressing area, newly fitted carpet, uPVC double glazed French doors providing side access, coving to ceiling, television point, convactor radiator.

BEDROOM TWO

9'4 x 11'3 (2.84m x 3.43m)

uPVC double glazed window to the side aspect, newly fitted carpet, coving to ceiling, television point, convactor radiator.

BATHROOM/WC

7'4 x 6'10 (2.24m x 2.08m)

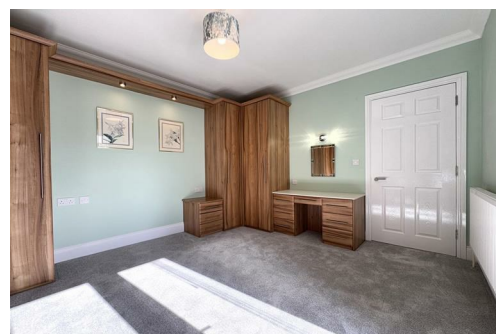
Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with dual taps and shower over, wall mounted wash hand basin with mixer tap and vanity drawers below, close coupled WC, illuminated & heated mirror, tiling to splashback, panelling and inset spotlighting to ceiling, heated towel radiator.

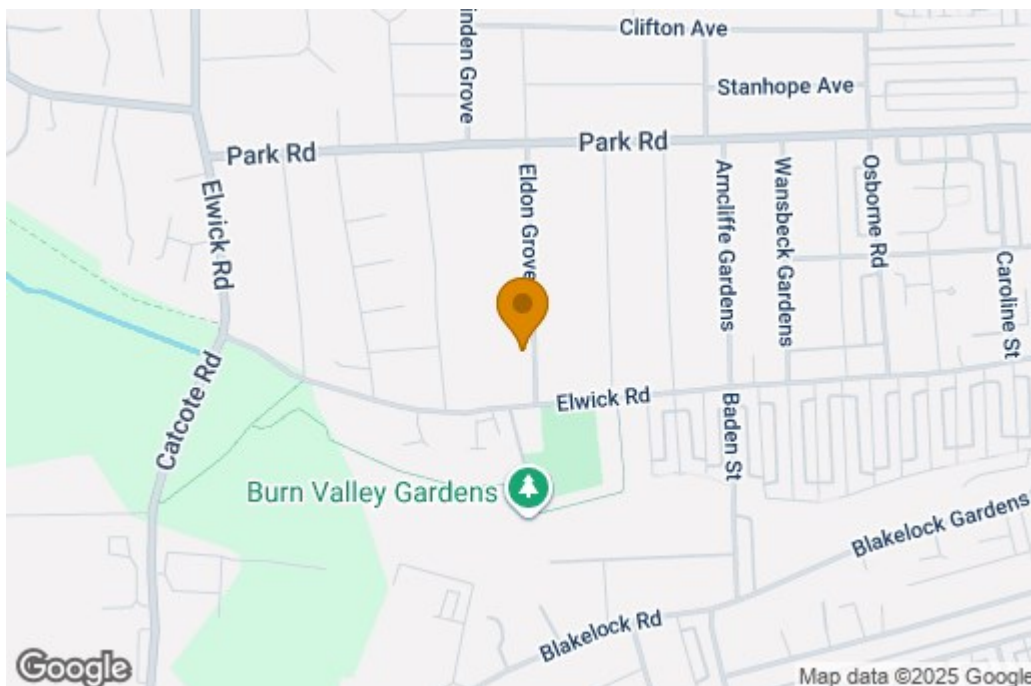
EXTERNALLY

The property benefits from an allocated parking space to the rear, visitors parking and separate garden.

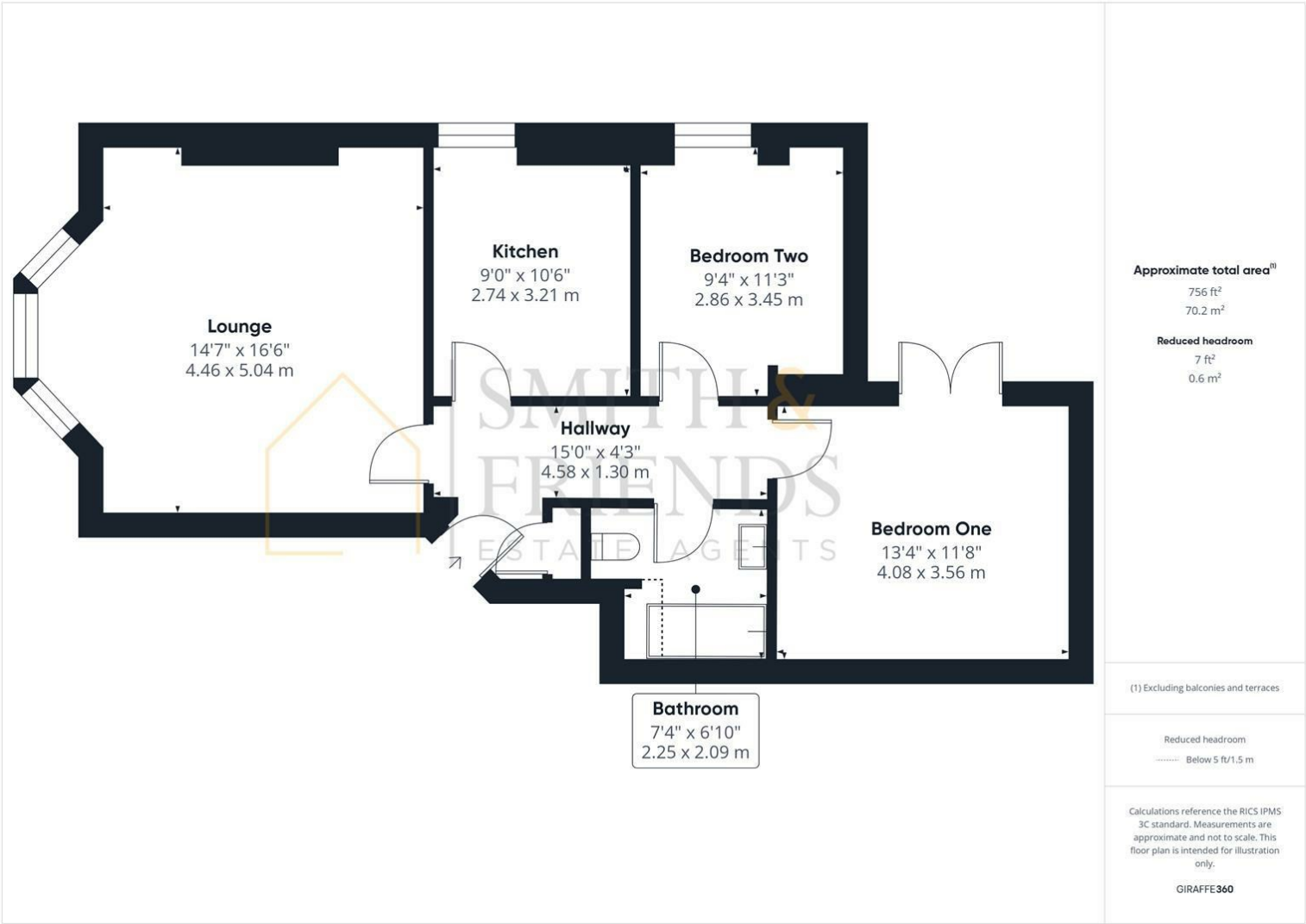
NB

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.





Eldon Grove, Hartlepool, TS26 9LY



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		
(69-80) C	72	73
(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

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

