



Speedwell Close, Bishop Cuthbert, TS26 0FD
2 Bed - House - End Terrace
£750 Per Calendar Month

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



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ESTATE AGENTS



Speedwell Close, Bishop Cuthbert, TS26 0FD

A modern two bedroom end terraced property located in a popular part of the Bishop Cuthbert Estate. The home offers accommodation which benefits from a modern kitchen and bathroom, whilst further benefitting from gas central heating, uPVC double glazing, parking and good size rear garden. Offered to the market UNFURNISHED and AVAILABLE ON A LONG TERM LET, with a layout which briefly comprises: entrance vestibule, through to the lounge which in turn leads through to kitchen/diner and guest cloakroom/WC. To the first floor are two bedrooms and a central bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front, parking adjacent and enclosed rear garden with lawn and patio areas. Speedwell Close is located off Orchid Road via Merlin Way. UNFURNISHED/NO SMOKERS/PETS CONSIDERED
REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa
BOND £865
(Application is subject to a Holding Fee - please refer to our website for further details)

GROUND FLOOR

ENTRANCE VESTIBULE

3'10 x 3'8 (1.17m x 1.12m)

Accessed via double glazed entrance door, uPVC double glazed window to the side aspect, single radiator, internal door through to:

LOUNGE

15'2 x 12'5 (4.62m x 3.78m)

uPVC double glazed window to the front aspect, modern wall mounted electric fire, staircase to the first floor, fitted carpet, television point, two single radiators, access to:

KITCHEN/DINER

12'6 x 8'10 (3.81m x 2.69m)

Fitted with a modern range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, recess for washing machine, space for free standing fridge/freezer, modern laminate flooring, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear, Ideal Logic gas central heating boiler, single radiator, access to:

CLOAKROOM/WC

5'10 x 2'11 (1.78m x 0.89m)

Fitted with a two piece white suite comprising: pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, 'tile' effect vinyl flooring, extractor fan, single radiator.

FIRST FLOOR; LANDING

Built-in storage cupboard, fitted carpet, hatch to loft space.

BEDROOM ONE

12'6 x 8'11 (3.81m x 2.72m)

uPVC double glazed window overlooking the rear garden, fitted carpet, television point, single radiator.

BEDROOM TWO

12'6 x 7'4 (3.81m x 2.24m)

Built-in storage cupboard/wardrobe, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BATHROOM/WC

7'4 x 5'9 (2.24m x 1.75m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with dual taps and electric shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, panelling to walls and ceiling, extractor fan, single radiator.

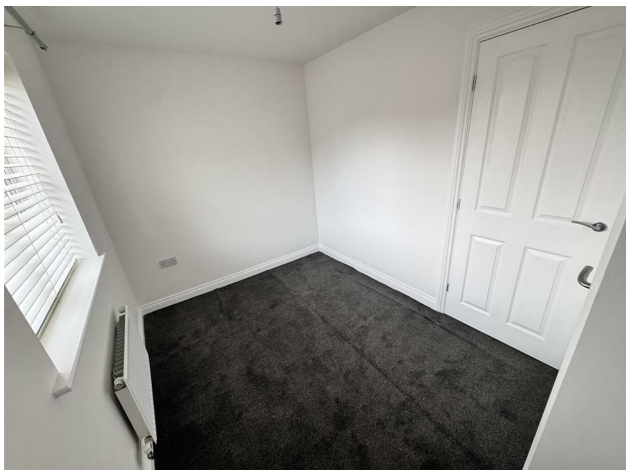
EXTERNALLY

The property features a low maintenance front with parking, whilst the enclosed rear garden incorporates lawn and patio areas, with fenced boundaries and timber storage shed.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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. 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.

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