



A spacious THREE BEDROOM mid terraced property set back on King Oswy Drive. The home is offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The accommodation is enhanced by a conservatory extension to the rear and benefits from a generous attic room, whilst further benefits include gas central heating and uPVC double glazing. The full layout comprises: entrance vestibule with stairs to the first floor and access to a spacious lounge, generous kitchen/diner and through to the conservatory. To the first floor are three bedrooms and the family bathroom with separate WC. A good size attic room completes the accommodation and externally are gardens to the front and rear. Located within walking distance of both Barnard Grove Primary School and St Hild's Church Of England School.

UNFURNISHED

REQUIRED EARNINGS: Tenants £21,750pa; Guarantor, if required £26,100pa

BOND £836

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

King Oswy Drive, Hartlepool, TS24 9PJ

3 Bedroom - House - Mid Terrace

£725 Per Calendar Month

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, modern laminate flooring, stairs to the first floor, single radiator.

FRONT LOUNGE

17'3 x 10'4 (5.26m x 3.15m)

A good size lounge with modern laminate flooring, feature fire surround with electric fire, uPVC double glazed bow window to the front aspect, single radiator, archway to;



KITCHEN/DINER

17'3 x 8'6 (5.26m x 2.59m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer ceramic sink with mixer tap, built in electric oven with gas hob above and extractor over, tiled splashback, space for free standing appliances, part vinyl and part laminate flooring, two storage cupboards, uPVC double glazed window to the rear aspect, uPVC double glazed French doors into the conservatory, single radiator.



CONSERVATORY

9'4 x 8'1 (2.84m x 2.46m)

uPVC double glazed French doors to the rear garden, laminate flooring, column style radiator.



FIRST FLOOR

LANDING

BEDROOM ONE

13'8 x 10'5 (4.17m x 3.18m)

A good size master bedroom with uPVC double glazed window to the front aspect, built-in storage cupboard to the alcove, coving to ceiling, single radiator.

BEDROOM TWO

8'7 x 6'0 (2.62m x 1.83m)

uPVC double glazed window to the rear aspect, coving to ceiling, convector radiator.

BEDROOM THREE

8'5 x 5'4 (2.57m x 1.63m)

uPVC double glazed window to the front aspect, coving to the ceiling, single radiator.



ATTIC ROOM

20'0 x 8'2 (6.10m x 2.49m)

A useful attic room ideal for storage/hobby purposes with storage cupboard, eaves storage, double glazed 'Velux' style window to the rear, shelving, inset spotlights, single radiator.

BATHROOM

7'3 x 5'3 (2.21m x 1.60m)

Fitted with a two piece white suite comprising: panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, tiled splashback, uPVC double glazed window to the rear aspect, extractor fan, inset spotlights, chrome heated towel radiator.



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SEPARATE WC

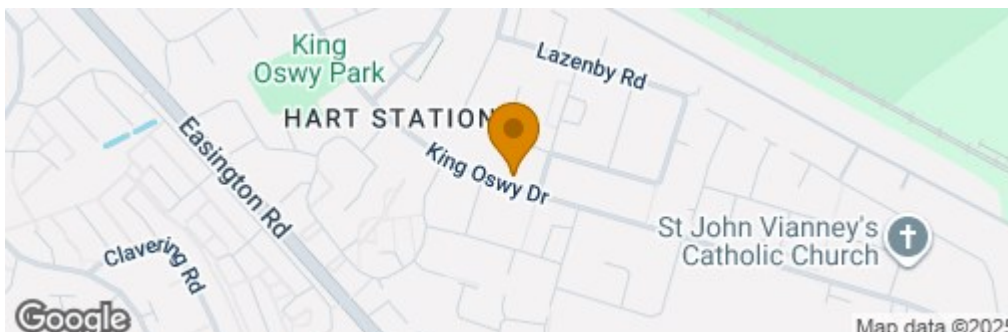
Fitted with a low level WC in white, part tiled walls, uPVC double glazed window to the rear aspect, single radiator.

EXTERNALLY

The property features a low maintenance front garden with a shared passage to the side leading to the enclosed rear garden.

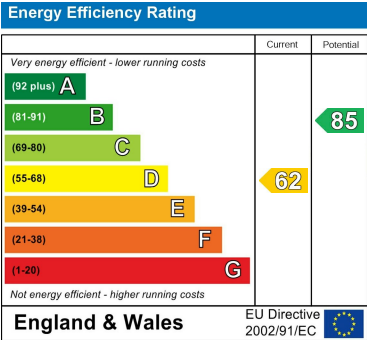
NB

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.



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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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