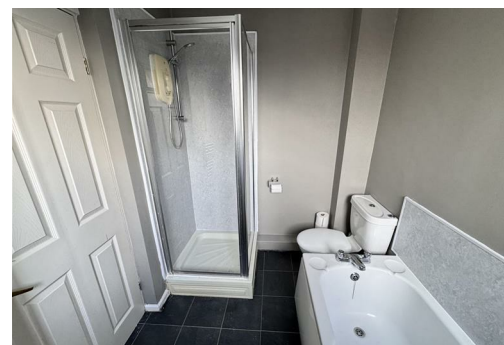




A superb three bedroom semi detached house which is offered for rent unfurnished. It is situated in a convenient position, having excellent local shopping facilities available in Raby Road. Features include gas fired central heating via combi boiler and has uPVC double glazing. The floor plan briefly comprises: entrance vestibule, lounge with 'Period' style fire surround, impressive kitchen/diner which includes a built-in hob and electric oven, ground floor WC and a useful utility room. On the first floor are three good sized bedrooms, all with new carpets, and a bathroom/WC which is fitted with a white suite including bath and separate shower cubicle. Externally are gardens to front and rear.

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £18,000pa; Guarantor, if required: £21,600pa

BOND £692

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

Addison Road, Hartlepool, TS24 8DQ

3 Bed - House - Semi-Detached

£600 Per Calendar Month

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
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Addison Road, Hartlepool, TS24 8DQ



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, laminate flooring, staircase to first floor, uPVC double glazed window to the side aspect, double radiator.

LOUNGE

14'01 x 13'00 (4.29m x 3.96m)

Feature fire surround with 'marble' style back and base, inset gas fire, uPVC double glazed bow window to the front aspect, laminate flooring, television point, double radiator, access to:

KITCHEN

14'03 x 8'01 (4.34m x 2.46m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting worktop surfaces in an 'L' shaped layout 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, brushed stainless steel splashback, recess for free standing fridge/freezer, large uPVC double glazed window to the rear aspect, 'tile' effect laminate flooring, single radiator.

INNER PASSAGE

Useful under stairs storage cupboard, access to cloakroom/WC.

CLOAKROOM/WC

Fitted with a low level WC in white with matching 'tile' effect laminate flooring, uPVC double glazed window to the rear aspect, single radiator.

UTILITY ROOM

8'03 x 6'01 (2.51m x 1.85m)

uPVC double glazed access doors to both the front and rear, wall mounted Ideal Exclusive gas central boiler, matching 'tile' effect laminate flooring, single radiator.

FIRST FLOOR

LANDING

Hatch to loft space, access to bedrooms and bathrooms.

BEDROOM 1

14'02 x 10'06 (4.32m x 3.20m)

A good sized master bedroom with a large uPVC double glazed window to the front aspect, built-in storage cupboard with fitted hanging rail ideal for use as a wardrobe, new carpet, double radiator.

BEDROOM 2

10'07 x 9'03 (3.23m x 2.82m)

uPVC double glazed window overlooking the rear garden, new carpet, single radiator.



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BEDROOM 3

7'08 x 7'07 (2.34m x 2.31m)

uPVC double glazed window overlooking the rear garden, new carpet, single radiator.



BATHROOM/WC

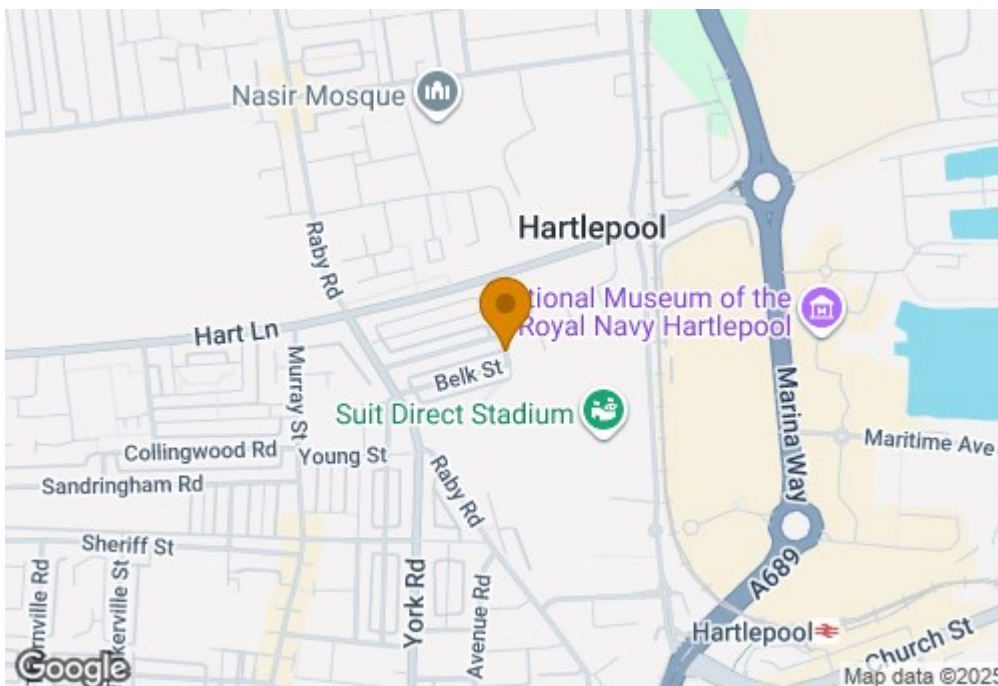
8'02 x 5'11 (2.49m x 1.80m)

Fitted with a four piece suite and chrome fittings comprising: panelled bath with chrome mixer tap, corner shower cubicle with Mira Sport shower, pedestal wash hand basin with chrome dual taps, low level WC, panelling to splashback, chrome heated towel radiator, uPVC double glazed window to the front aspect.



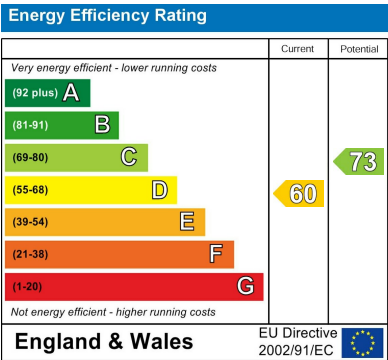
OUTSIDE

The property features a low maintenance front which is part block paved and part pebbled with a fence boundary and double wrought iron gate. A gate to the side of the property leads to the enclosed rear garden which is predominantly lawned.



Addison Road, Hartlepool, TS24 8DQ

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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