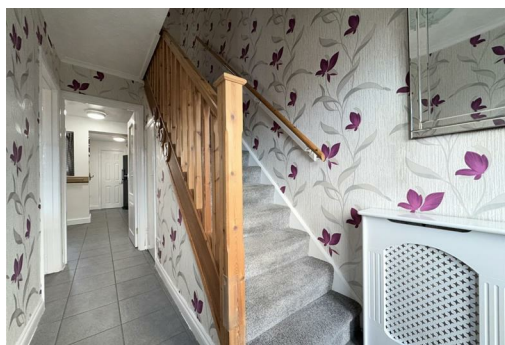




A spacious THREE BEDROOM mid terraced property which benefits from a kitchen and utility room extension. The home is offered to the market for rent on an unfurnished basis with features including gas central heating and uPVC double glazing. The home is set back, with a south facing rear garden with easy access via Marlowe Road and Chesterton Road. The internal layout comprises: entrance hall with stairs to the first floor, generous through lounge/dining room with feature fire surround and French doors to the rear garden. The extended kitchen includes a free standing cooking range and 'American' style fridge/freezer, whilst leading to a useful utility room/ground floor WC. To the first floor are three good size bedrooms and a modern shower room which incorporates a three piece suite and chrome fittings. Externally are low maintenance gardens to the front and rear, with the south facing rear garden including two timber storage sheds. Huxley Walk is located in the popular Rift House area of Hartlepool, close to schools and within a short stroll of amenities on Catcote Road.

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £21,000pa; Guarantor, if required: £25,200pa

BOND £807

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

**Huxley Walk, Hartlepool, TS25 4JW**

**3 Bedroom - House**

**£700 Per Calendar Month**

**EPC Rating: D**

**Tenure:**

**Council Tax Band: A**





## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door, uPVC double glazed side screen, tiled flooring, stairs to the first floor with under stairs storage cupboard, radiator with cover.

### LOUNGE/DINING ROOM

**20'11 x 12'3 narrowing to 8'7 (6.38m x 3.73m narrowing to 2.62m )**

Seating and dining space with a uPVC double glazed bow window to the front aspect, uPVC double glazed French doors to the rear, feature fire surround with decorative fire, coving to ceiling, two convector radiators.

### EXTENDED KITCHEN

**16'9 x 9'3 (5.11m x 2.82m)**

Fitted with a range of 'oak' style units to base and wall level with contrasting work surfaces, incorporating an inset one and a half bowl single drainer ceramic sink with chrome mixer tap, recess for cooking range with extractor hood over, recess for 'American' style fridge/freezer, three drawer base unit, downlighting to eye level units, tiled flooring, uPVC double glazed window to the rear aspect, uPVC double glazed door with matching side screen to the rear garden, access to:

### UTILITY ROOM & GUEST WC

**5'9 x 4'7 (1.75m x 1.40m)**

Fitted worktop with tiled splashback and space below for appliances, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, tiled flooring, uPVC double glazed window to the side aspect.

## FIRST FLOOR

### LANDING

Hatch to part boarded loft space with pull down access ladder and light.

### BEDROOM ONE

**14'6 x 9'6 (4.42m x 2.90m)**

A good size master bedroom with two uPVC double glazed windows overlooking the rear garden, fitted wardrobe, built-in storage cupboard, dado rail, single radiator.

### BEDROOM TWO

**11'2 x 9'2 (3.40m x 2.79m)**

uPVC double glazed window to the front aspect, laminate flooring, single radiator.

### BEDROOM THREE

**8'11 x 8'2 (2.72m x 2.49m)**

Over stairs storage cupboard, uPVC double glazed window to the front aspect, laminate flooring, single radiator.

### SHOWER ROOM

**7'9 x 5'5 (2.36m x 1.65m)**

Fitted with a modern three piece suite and chrome fittings comprising: double shower with electric shower and glass screen, inset wash hand basin with mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, tiling to splashback and flooring, two uPVC double glazed windows to the rear aspect, chrome heated towel radiator.





**Huxley Walk, Hartlepool, TS25 4JW**



**EXTERNALLY**

The property features low maintenance gardens to the front and rear. The spacious south facing rear garden having lawn, paved and decked areas, with two timber storage sheds, the larger of the two with power and lighting.

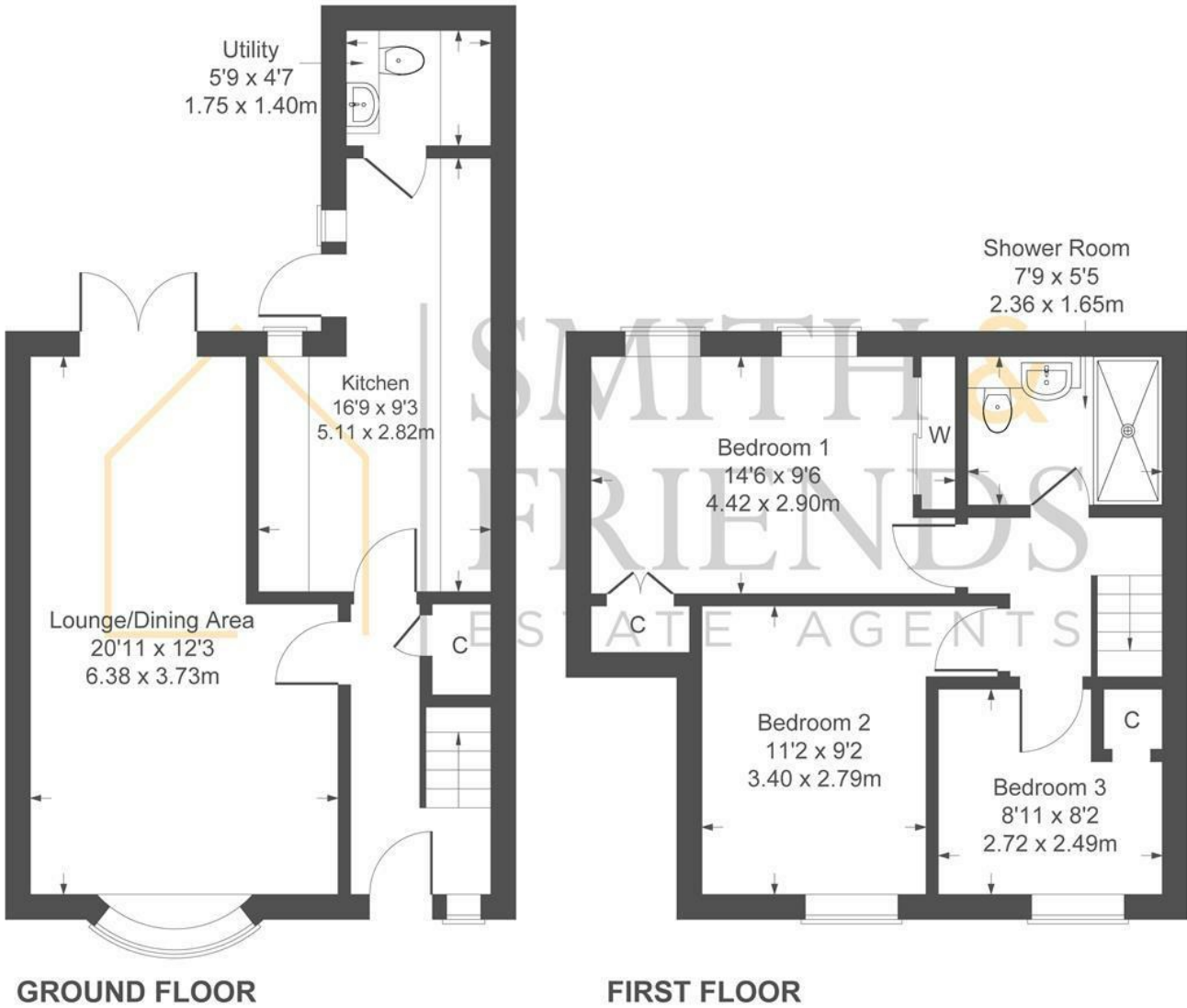
**NB**

Shared passaged to the side.



# Huxley Walk

Approximate Gross Internal Area  
918 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.

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

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