



***** VIEWING RECOMMENDED ***** A spacious three bedroom mid terraced property with accommodation that benefits from TWO RECEPTION ROOMS. This recently improved home is offered to the market for rent on an UNFURNISHED BASIS and AVAILABLE IMMEDIATELY. The accommodation is warmed by gas central heating, features uPVC double glazing, recent redecoration and new flooring to certain rooms. The internal layout briefly comprises: entrance hall, inner passage with stairs to the first floor and access to both reception rooms, the bay fronted lounge including a feature fire surround and electric fire. The

rear reception room gives access to a modern fitted kitchen with built-in oven, hob and extractor. A useful utility room provides space for additional appliances and gives access to the ground floor bathroom which incorporates a three piece suite. To the first floor are three good sized bedrooms, whilst externally is a low maintenance palisade to the front, with a generous enclosed rear garden benefitting from lawn and patio areas and including a useful timber storage shed.

Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

UNFURNISHED, NO PETS, NO SMOKERS

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

BOND £836

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

Eamont Gardens, Hartlepool, TS26 9JD

3 Bedroom - House - Terraced

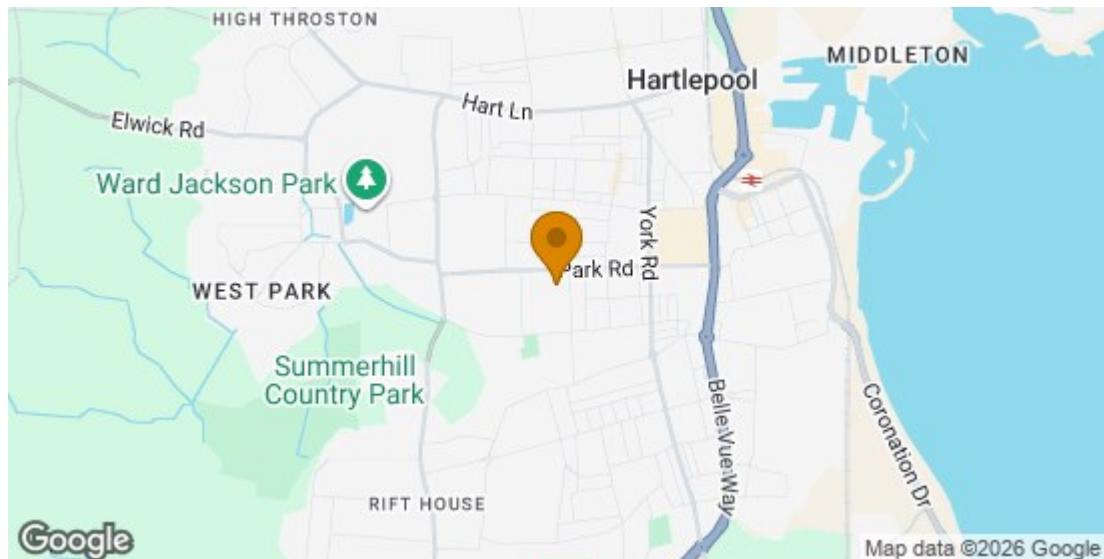
£725 PCM

EPC Rating: E

TENURE:

COUNCIL TAX BAND:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	50
(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

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

 **SMITH & FRIENDS**
ESTATE AGENTS