



An impressive two bedroom mid terraced property offering upgraded and refurbished accommodation. The home is offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The property features new flooring, full decoration, new internal doors, brand new kitchen and bathroom, gas central heating and uPVC double glazing. An early viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to a generous dual aspect lounge with bay to the front and French doors to the rear. The kitchen is fitted with units to base and wall level with built-in oven, hob and extractor included. The rear lobby leads to the garden, whilst to the first floor are two good size bedrooms, generous attic room with 'Velux' style windows and the beautifully refitted bathroom which incorporates a four piece suite and modern black fittings.

Externally is a low maintenance front garden and south facing rear garden.

UNFURNISHED

Required Earnings: Tenants: £23,850pa; Guarantor, if required £28,620pa

BOND £917

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

**Bonnyrigg Walk, Hartlepool, TS25 3BL**

**2 Bed - House - Mid Terrace**

**£795 Per Calendar Month**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



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## GROUND FLOOR

### ENTRANCE

Accessed via uPVC double glazed entrance door, newly fitted 'laminated' effect vinyl flooring, staircase to the first floor with newly fitted carpet, upgraded internal doors.

### LOUNGE/DINING ROOM

**12'8 into bay x 19'10 max measurements (3.86m into bay x 6.05m max measurements)**

A generous dual aspect lounge/dining room with uPVC double glazed bay window to the front aspect, uPVC double glazed French doors to the rear, newly fitted carpet, coving to ceiling, two double radiators.

### KITCHEN

**15' x 8'4 (4.57m x 2.54m)**

Recently refitted with a modern range of units to base and wall level with complementing work surfaces and matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, space for free standing appliances including plumbing for washing machine and recess for free standing fridge/freezer, concealed gas central heating boiler, uPVC double glazed windows to the front and rear aspects, newly fitted 'laminated' effect vinyl flooring, convector radiator.

### REAR LOBBY

uPVC double glazed door to the rear garden, under stairs storage area.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the rear aspect, newly fitted carpet, convector radiator.

### BEDROOM ONE

**15'2 x 10'4 (4.62m x 3.15m)**

A good size master bedroom with a dual aspect incorporating uPVC double glazed windows to the front and rear aspects, newly fitted carpet, single radiator.

### BEDROOM TWO

**12'8 into bay x 11'8 (3.86m into bay x 3.56m)**

uPVC double glazed bay window to the front aspect, newly fitted carpet, built-in storage cupboard, double radiator, access to the attic room.

### ATTIC ROOM

**23'6 x 10'1 (7.16m x 3.07m)**

Offering a variety of uses, with two areas incorporating two double glazed Velux windows, eaves storage, newly fitted carpet, lighting and sockets.

### BATHROOM/WC

**9'9 x 5'5 (2.97m x 1.65m)**

Refitted with a beautiful four piece suite and black fittings comprising: panelled bath with mixer tap, corner shower cubicle with overhead shower and separate attachment, pedestal wash hand basin with mixer tap and vanity drawers below, close coupled WC, panelling to splashback, uPVC double glazed window to the rear aspect, 'laminated' effect vinyl flooring, inset spotlighting to the ceiling, heated towel radiator.



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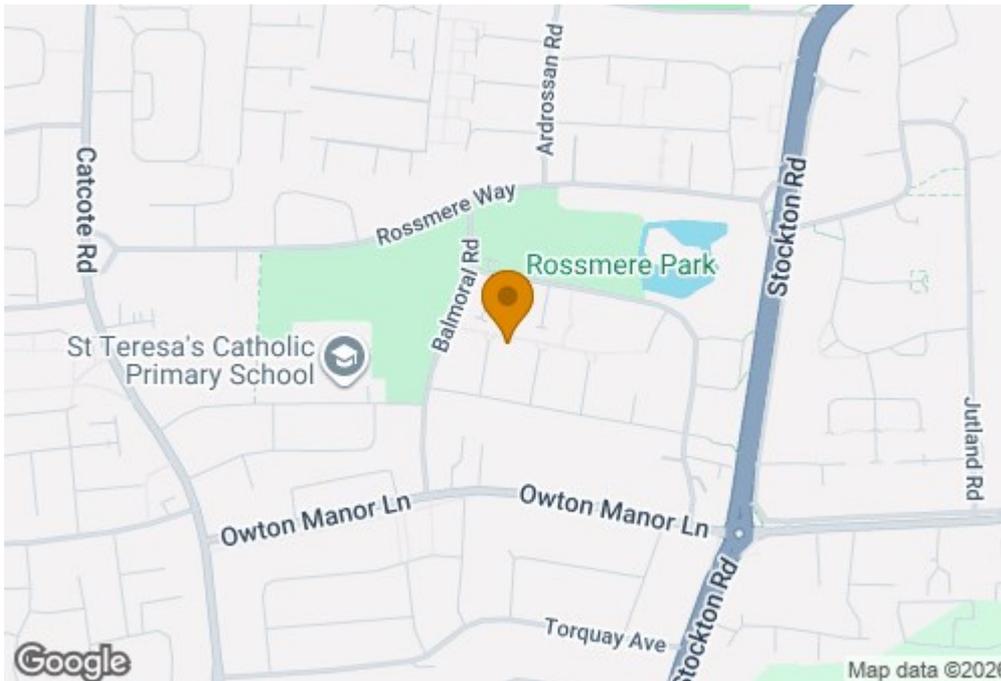
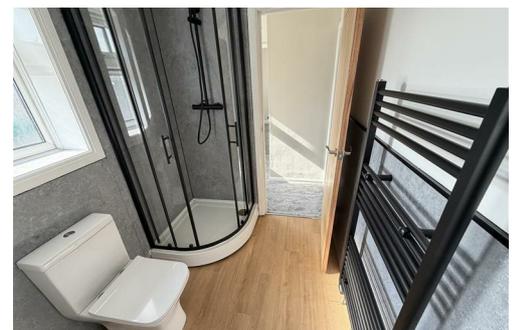
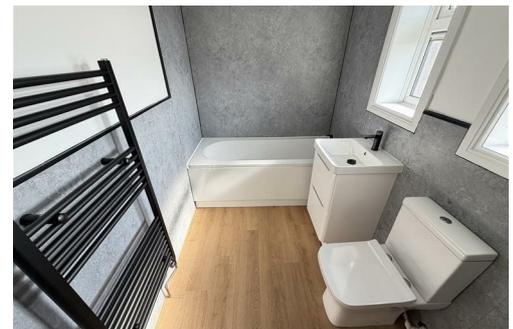


## EXTERNALLY

The property features a predominantly lawned front garden enclosed by a brick boundary wall with paved walkway. A shared passage leads through to the rear garden which enjoys a southerly aspect, meaning it should prove to be a suntrap in the summer months, with paved patio, pebbled area, lawn and fenced boundaries.

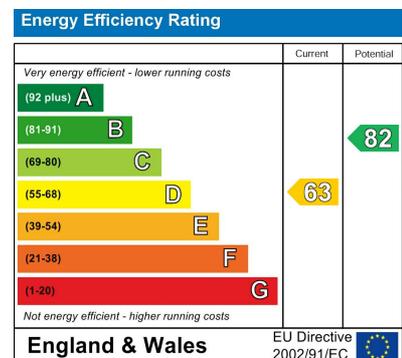
## NB

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. 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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