

**\*\*AVAILABLE IMMEDIATELY\*\*** A spacious **THREE BEDROOM** mid terraced property with two reception areas and a useful study. The accommodation has uPVC double glazing and gas central heating, with a layout which briefly comprises: entrance porch, spacious dual aspect lounge with feature fire surround, separate dining room which links to the kitchen and through to the rear study/utility area. To the first floor are three good size bedrooms and the bathroom which incorporates a three piece suite. Elphin Walk is situated off Eaglesfield Road, with a pedestrian walkway to the front, lawned front garden and enclosed rear courtyard which enjoys a westerly aspect.

**UNFURNISHED/NO SMOKERS**

**REQUIRED EARNINGS:** Tenants £20,250pa; Guarantor, if required £24,300pa  
**BOND £778**

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

**Elphin Walk, Hartlepool, TS25 4BQ**

**3 Bedroom - House - Mid Terrace**

**£675**

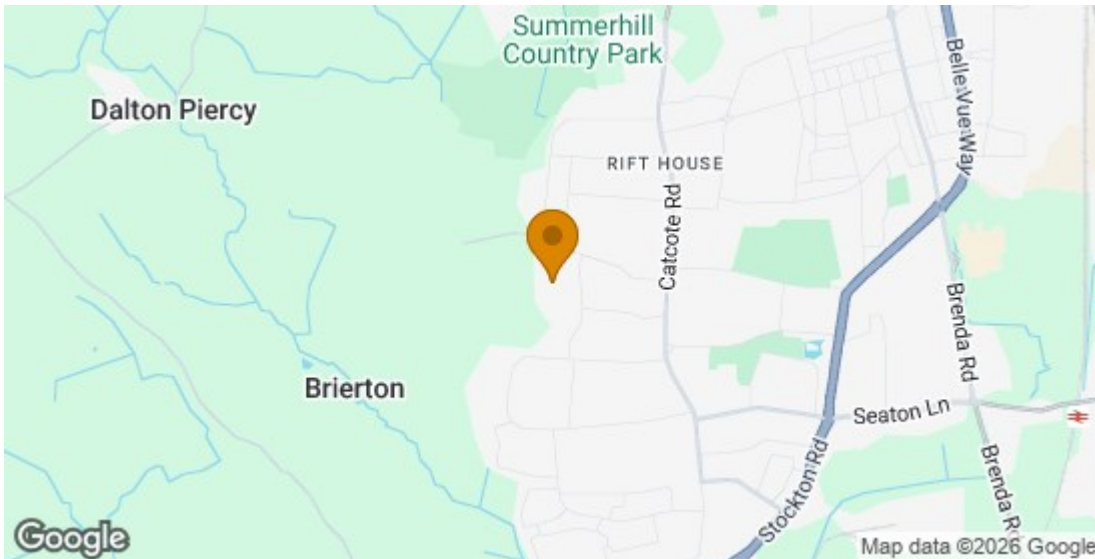
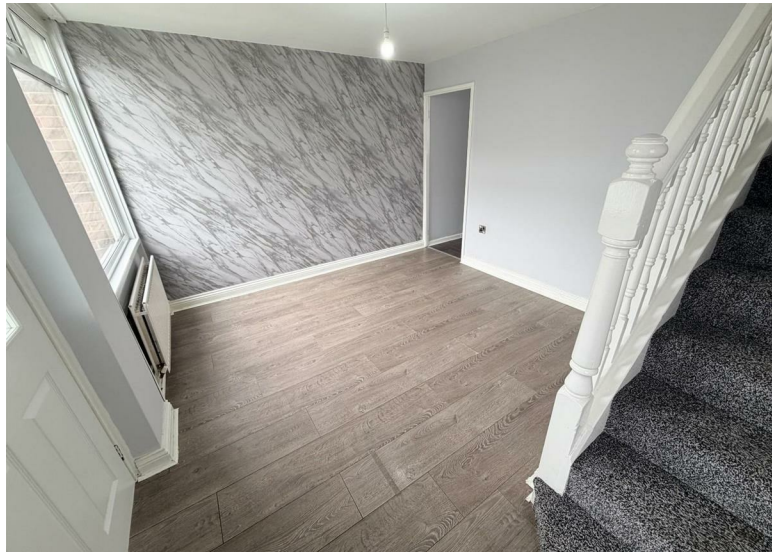
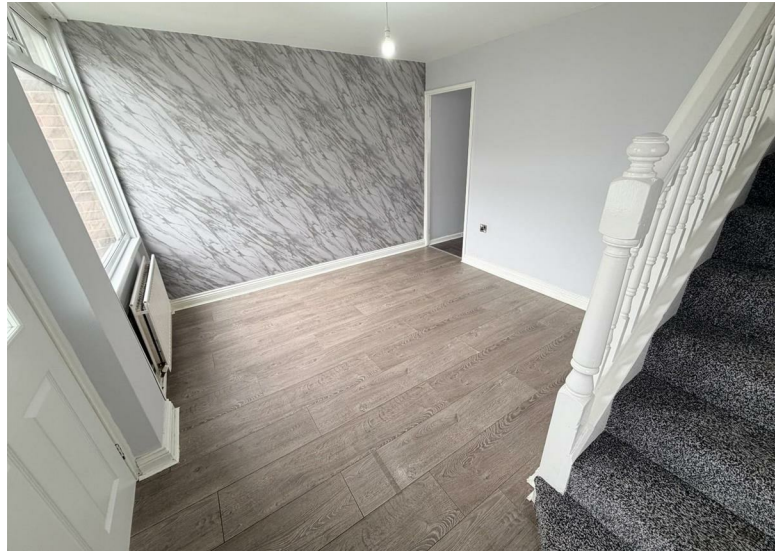
**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**



# Elphin Walk, Hartlepool, TS25 4BQ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>67</b>	
<b>England &amp; Wales</b>		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

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