



A modern FOUR BEDROOM detached property located in a popular part of the Bishop Cuthbert estate. The home offers spacious and well proportioned accommodation, with a generous open plan kitchen/diner/sitting room, attractive décor and a number of recent upgrades. 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 and benefits from a pod POINT charger. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall, refitted cloakroom/WC, spacious front lounge, generous kitchen/diner/sitting room, four good size bedrooms, en-suite and modern family bathroom. Externally is a low maintenance front garden, with a driveway providing useful off street parking, whilst leading to the integral garage. The enclosed rear garden features lawn, patio and useful storage shed.

Coltsfoot Close is located off Celandine Gardens. VIEWING RECOMMENDED.

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

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

REQUIRED EARNINGS: Tenants £36,000pa; Guarantor, if required £43,200pa

BOND £1,384

Coltsfoot Close, Hartlepool, TS26 0ZN

4 Bedroom - House - Detached

£1,200 Per Calendar Month

EPC Rating: B

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, turned staircase to the first floor with fitted carpet, single radiator with rustic shelf above, integral door to the garage, access to:

GUEST CLOAKROOM/WC

Upgraded with a modern two piece suite comprising: wall mounted wash hand basin with black mixer tap, close coupled WC, attractive tiling to part walls, tiled flooring, extractor fan, single radiator.

FRONT LOUNGE

14' x 11'6 (4.27m x 3.51m)

A good size lounge with uPVC double glazed window to the front aspect, fitted carpet, wall mounted television point, single radiator.

KITCHEN/DINER/SITTING ROOM

24'4 x 10'7 narrowing to 8'10 (7.42m x 3.23m narrowing to 2.69m)

KITCHEN AREA

Fitted with an attractive range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback 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, all finished in brushed stainless steel, further tiling to splashback, space for two appliances, additional space for free standing fridge/freezer, concealed gas central heating boiler, modern laminate flooring, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling.

DINING/SITTING AREA

Matching laminate flooring, part panelled walls, uPVC double glazed French doors to the rear garden, double radiator.

FIRST FLOOR

LANDING

Built-in storage cupboard, fitted carpet, hatch to loft space.

BEDROOM ONE

12'9 x 12'6 (3.89m x 3.81m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

EN-SUITE SHOWER ROOM/WC

6'8 x 6'2 (2.03m x 1.88m)

Fitted with a modern three piece suite comprising: shower cubicle with chrome overhead shower and separate attachment, pedestal wash hand basin with chrome dual taps, close coupled WC, tiling to splashback, vinyl flooring, wall mounted mirror fronted vanity cabinet, uPVC double glazed window to the front aspect, extractor fan, single radiator.

BEDROOM TWO

12' x 9' (3.66m x 2.74m)

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

BEDROOM THREE

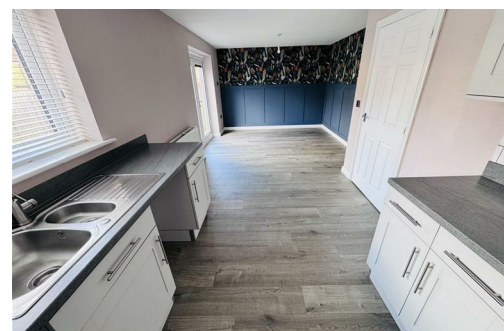
9'6 x 8'7 (2.90m x 2.62m)

Wall to wall fitted wardrobes, uPVC double glazed window to the front aspect, double radiator.

BEDROOM FOUR

8'9 x 8'7 (2.67m x 2.62m)

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



FAMILY BATHROOM/WC

8'9 x 6'2 (2.67m x 1.88m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with dual taps and shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, attractive tiling to splashback, vinyl flooring, uPVC double glazed window to the rear aspect, extractor fan, single radiator.

EXTERNALLY

The property features a low maintenance front, with a driveway providing useful off street parking, whilst leading to the integral garage. A gate to the side leads through to the enclosed rear garden which has lawn and paved patio areas, with fenced boundaries and a useful timber storage shed included.

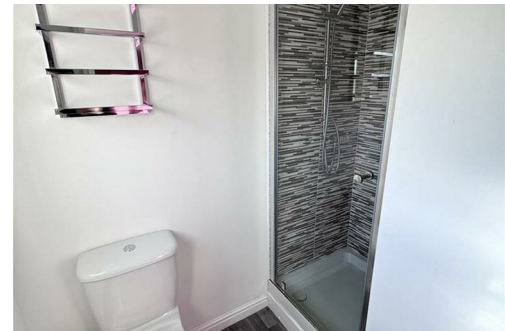
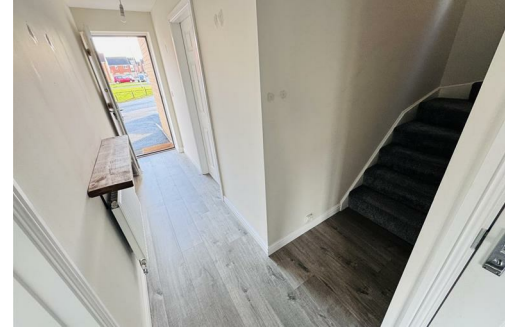
INTEGRAL GARAGE

16'2 x 8'5 (4.93m x 2.57m)

Accessed via a roller door to the front, integral door from the entrance hall, fitted shelving, lighting and sockets.

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.



Coltsfoot Close, Hartlepool, TS26 0ZN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	81	
(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	

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.

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