



*** AVAILABLE IMMEDIATELY *** An impressive three bedroom detached house with gas central heating, uPVC double glazing and a burglar alarm system. Briefly comprising: hall, lounge, dining room, well equipped fitted kitchen/diner including built-in oven, hob and extractor, utility room and a cloakroom/WC. To the first floor are three bedrooms, with fitted double wardrobe and en-suite shower room to the master bedroom, and a modern bathroom/WC. Externally are gardens to front and rear. The front garden is part paved to provide off street parking and leads to an integral garage. The rear garden is part lawned with paved patio areas and enjoys a good degree of privacy. Viewing is highly recommended.

UNFURNISHED/ NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £28,500pa; Guarantor, if required £34,200pa
BOND £1096

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

Goldcrest Close, Hartlepool, TS26 0RY

3 Bedroom - House - Detached

£950

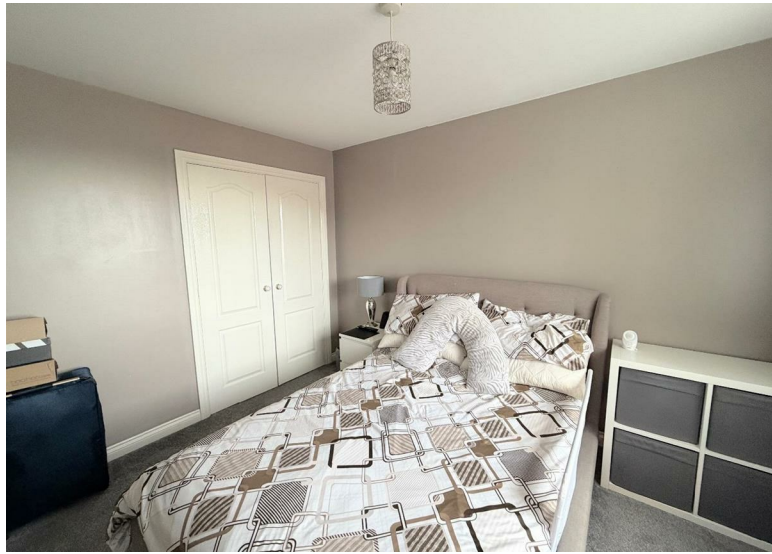
EPC Rating: C

TENURE:

COUNCIL TAX BAND: C



Goldcrest Close, Hartlepool, TS26 0RY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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. 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

