



****AVAILABLE IMMEDIATELY****. A spacious three bedroom mid terrace property. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule through to a spacious bay fronted lounge leading through to the full width kitchen/diner which is fitted with units to base and wall level with further space for free standing appliances. The rear lobby gives access to the yard and ground floor bathroom which incorporates a three piece white suite and chrome fittings, whilst to the first floor from the landing is access to three bedrooms. Externally is a low maintenance palisade to the front and an enclosed yard to the rear with gated access.

UNFURNISHED

REQUIRED EARNINGS: Tenants £15,000pa; Guarantor, if required £18,000pa

BOND £576

(Maybe subject to a holding fee - see website for details)

Sydenham Road, Hartlepool, TS25 1PZ

3 Bed - House - Mid Terrace

£500

EPC Rating: D

Council Tax Band: A

Tenure:

SMITH & FRIENDS
ESTATE AGENTS

Sydenham Road, Hartlepool, TS25 1PZ

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, modern laminate flooring, stairs to the first floor, access to:

LOUNGE

15'8" x 13'11" (4.78m x 4.24m)

A generous lounge with uPVC double glazed bay window to the front aspect, feature fire surround with electric fire, modern laminate flooring, double radiator, access to:

KITCHEN/DINER

17'3" x 8'7" (5.26m x 2.62m)

A full width kitchen/diner fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for washing machine, space for free standing cooker, space for additional free standing appliances, fitted four drawer unit to base level, concealed Baxi gas central heating boiler, tiling to splashback, uPVC double glazed window to the rear aspect, 'tile' effect vinyl flooring, built-in storage cupboard, single radiator, access to:

REAR LOBBY

uPVC double glazed door to the rear yard, 'tile' effect vinyl flooring, access to:

GROUND FLOOR BATHROOM/WC

7'3" x 6'11" (2.21m x 2.11m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, panelling to splashback, uPVC double glazed window to the side aspect, single radiator, 'tile' effect vinyl flooring.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to bedrooms.

BEDROOM 1

14'2" x 11'3" (4.32m x 3.43m)

A good sized master bedroom with uPVC double glazed window to the front aspect, fitted carpet, picture rail, single radiator, built-in storage cupboard with additional uPVC double glazed window to the front aspect.

BEDROOM 2

11' x 10' (3.35m x 3.05m)

Built-in storage cupboard, glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM 3

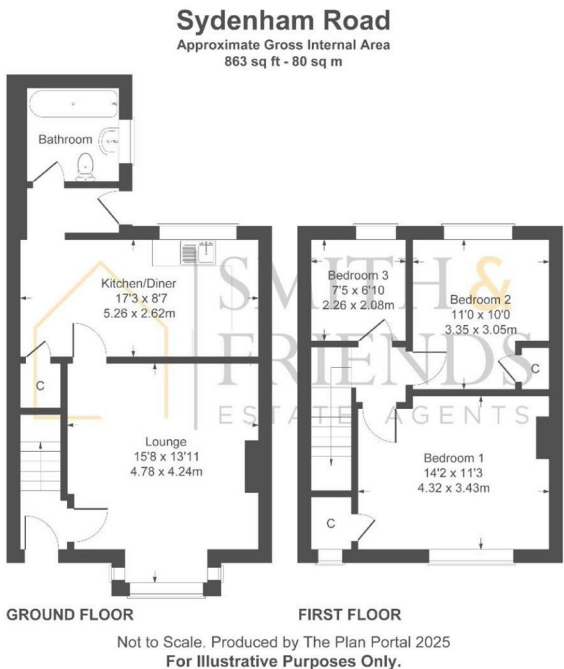
7'5" x 6'10" (2.26m x 2.08m)

Glazed window to the rear aspect, fitted carpet, single radiator.

OUTSIDE

The property features a low maintenance palisade to the front and an enclosed yard to the rear with gated access.

NB



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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		

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