



A deceptively spacious THREE BEDROOM mid terraced property which benefits from TWO RECEPTION ROOMS. The home is offered to the market for rent on an UNFURNISHED basis and comes with an internal viewing recommended to appreciate the space on offer. The property is well situated for schools and amenities, whilst being within a short walk of Hartlepool town centre. The accommodation has been neutrally decorated and offers a layout that briefly comprises: spacious entrance hall with stairs to the first floor and access to the bay fronted lounge, the full width rear reception room links to the kitchen, whilst the rear lobby has a door to the courtyard and also provides access to a modern recently refitted bathroom incorporating a three piece white suite and chrome fittings. To the first floor are three bedrooms, whilst externally is a low maintenance palisade to the front and enclosed courtyard with gated access to the rear. VIEWING RECOMMENDED.

UNFURNISHED

REQUIRED EARNINGS: Tenants £18,000pa; Guarantor, if required £21,600pa
BOND £692

Mulgrave Road, Hartlepool, TS26 8EF

3 Bedroom - House - Mid Terrace

£600 Per Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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

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