



*** OFFERED FOR LET ON AN UNFURNISHED BASIS *** This superb three bedroom, three storey town house is located on a popular modern development in Seaton Carew. Inspection is highly recommended to appreciate the property fully. The property offers excellent family sized accommodation, with the benefit of gas central heating and uPVC double glazing. On the ground floor: entrance hall, open plan lounge and modern fitted kitchen with integrated appliances and double glazed French doors giving access to the rear garden. On the first floor is a landing, two bedrooms, together with the family bathroom/WC with a white suite. On the second floor is the third bedroom. Externally there is an enclosed rear garden with a paved patio area and two parking spaces to the front. Please contact Smith and Friends Hartlepool to arrange a viewing.

UNFURNISHED/NO PETS/NO SMOKERS

REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa

BOND £750

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

Vickers Lane, Seaton Carew, Hartlepool, TS25 2DN

3 Bed - House - Townhouse

£650 Per Calendar Month

EPC Rating: B

Council Tax Band: B

Tenure: Freehold

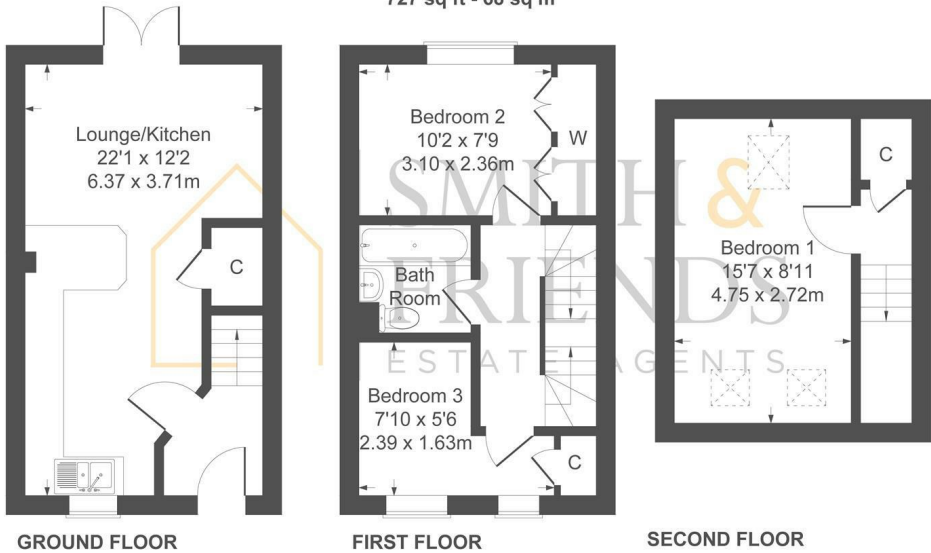


**SMITH &
FRIENDS**
ESTATE AGENTS

Vickers Lane, Hartlepool, TS25 2DN



Vickers Lane
Approximate Gross Internal Area
727 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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		97
(92 plus) A		
(81-91) B	84	
(69-80) C		
(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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