



****AVAILALBE IMMEDIATELY**** An impressive two bedroom mid terraced property offering deceptively spacious accommodation with two reception rooms and a modern first floor bathroom. The home has been beautifully refurbished and features a refitted kitchen and bathroom, brand new flooring, full re-decoration, new internal doors, re-wire, heating system and further benefits from uPVC double glazing and a low maintenance exterior. Conveniently located within a short stroll of Hartlepool town centre. With a layout which briefly comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to two connecting reception rooms, the rear reception room links to the kitchen which is fitted with a modern range of units. To the first floor, from the half landing is access to the bathroom which incorporates a three piece white suite and chrome fittings. The main landing gives access to two good size bedrooms and externally is a low maintenance palisade style front, with an enclosed yard at the rear.

Early viewing is highly recommended.

UNFURNISHED/NO SMOKERS

REQUIRED EARNINGS: Tenants: £17,250pa; Guarantor, if required: £20,700pa

BOND £663

(Application is subject to a holding fee - please refer to our website for further details)

Johnson Street, Hartlepool, TS26 9HQ

2 Bedroom - House - Mid Terrace

£575 Per Month

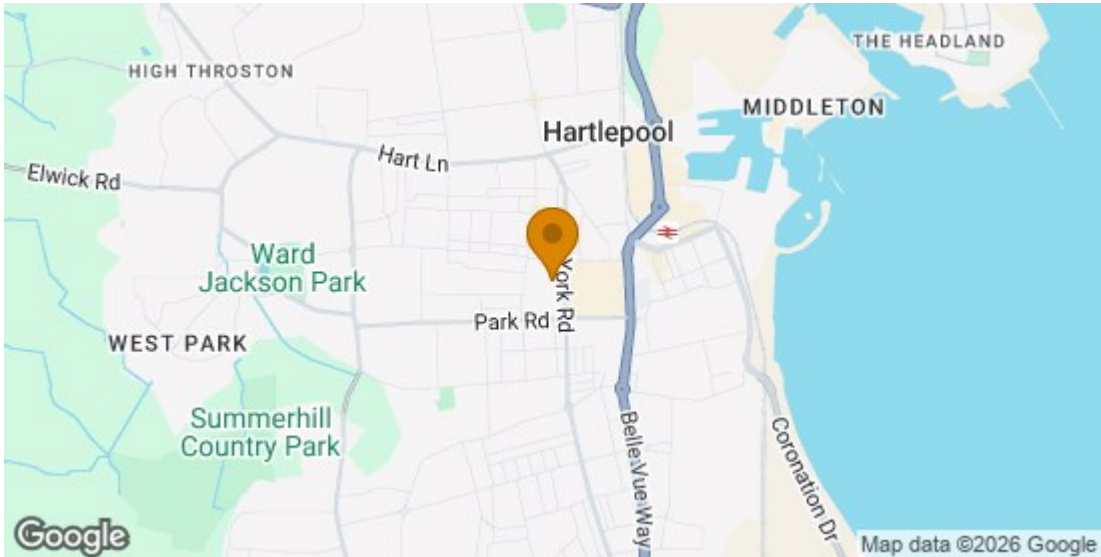
EPC Rating: D

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		86
(69-80) C		
(55-68) D	59	
(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

