



Spring Garden Road, TS25 5AD  
2 Bed - House - Mid Terrace  
£525 Per Calendar Month

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A well proportioned two bedroom mid terraced property which offers well presented accommodation. The home is offered to the market for rent on an **UNFURNISHED** basis and is **AVAILABLE IMMEDIATELY**. The accommodation features an attractive kitchen, modern bathroom, gas central heating, uPVC double glazing and low maintenance rear courtyard. An early viewing comes recommended, with a layout that briefly comprises: entrance vestibule with stairs to the first floor and access to the bay fronted family lounge, the separate dining room gives access to the kitchen which is fitted with units to base and wall level. To the first floor are two bedrooms, with a generous master bedroom, bedroom two incorporates a hatch to a useful attic room, and to complete the accommodation is the bathroom which features a three piece white suite. Externally is a low maintenance palisade to the front and pebbled courtyard style garden at the rear. Spring Garden Road is located within walking distance of amenities and close to Hartlepool town centre.

**UNFURNISHED/PETS CONSIDERED**

**REQUIRED EARNINGS: Tenants £15,750pa; Guarantor, if required £18,900pa**

**BOND £525**





## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via double glazed entrance door, stairs to the first floor, fitted carpet, single radiator.

### LOUNGE

17'3 into bay x 13'5 (5.26m into bay x 4.09m)

A generous family lounge with a large uPVC double glazed curved bay window to the front aspect, fire recess with electric fire, fitted carpet, coving to ceiling, double radiator, access to dining room.

### DINING ROOM

11' x 8'9 (3.35m x 2.67m)

Ideally situated off the kitchen whilst incorporating uPVC double glazed patio doors to the rear courtyard style garden, fitted carpet, double radiator.

### KITCHEN

8'10 x 6'10 (2.69m x 2.08m)

Fitted with a range of oak units to base and wall level with contrasting roll-top work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, three drawer unit to base level, recess for washing machine, space for free standing fridge/freezer, attractive tiled flooring, useful under stairs storage cupboard, uPVC double glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

Fitted carpet, access to bedrooms and bathroom.

### BEDROOM 1

16'10 x 9'8 (5.13m x 2.95m)

A good sized master bedroom with two uPVC double glazed windows to the front aspect, fitted carpet, coving to ceiling, single radiator.

### BEDROOM 2

9'11 x 8'5 (3.02m x 2.57m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator, hatch to attic room.

## ATTIC ROOM

Accessed via pull down wooden ladder, carpeted with a double glazed Velux window to the rear aspect, eaves storage and two double radiators.

### BATHROOM/WC

6'10 x 5'11 (2.08m x 1.80m)

Fitted with a three piece suite comprising: panelled bath with dual taps and shower over, protective shower screen, pedestal wash hand basin with dual taps, close coupled WC, tiling to splashbacks, single radiator, uPVC double glazed window.

### OUTSIDE

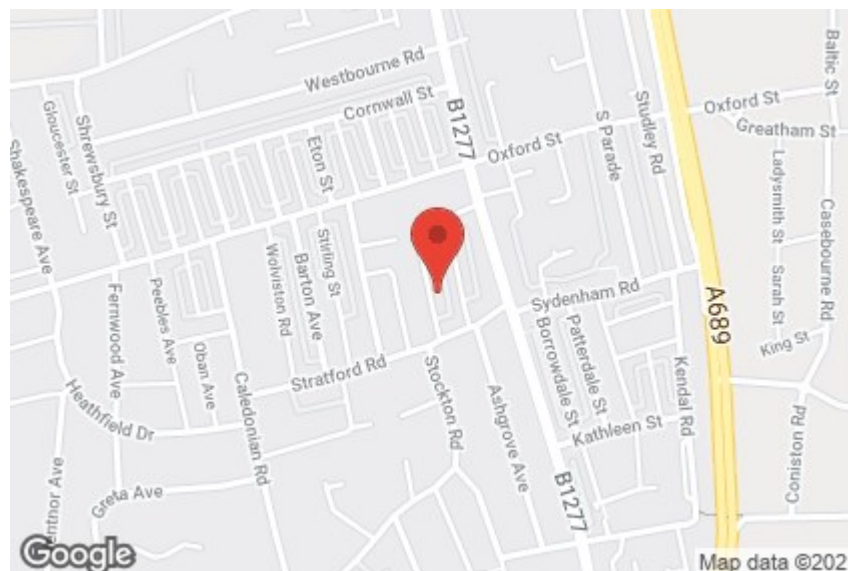
The property features a low maintenance palisade to the front with a brick boundary wall. The enclosed rear courtyard style garden is pebbled for easy maintenance with gated access.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		61
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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