



Offered TO LET on a FURNISHED basis, this pleasantly positioned and well presented two bedroom mid-terrace property is situated in the popular King Oswy area of Hartlepool. The much improved property is warmed by gas central heating via a combi boiler and has uPVC double glazing throughout - recently redecorated and improved throughout, including new carpets, flooring and blinds, together with a refurbished kitchen. The accommodation briefly comprises: an entrance hall with stairs to the first floor, a bright and spacious lounge, and a refurbished fitted kitchen diner with access to the rear garden with patio via French doors. To the first floor are two double bedrooms and a modern family bathroom with shower. A fixed staircase leads to a large, versatile loft room, offering valuable additional living space accessed by its own door. Externally, the property occupies a generous corner position with low maintenance gardens to the front, side and rear, featuring lawned areas, modern block paving, established planting and a lockable brick-built storage shed.

FURNISHED/NO SMOKERS

REQUIRED EARNINGS: Tenants £25,500pa; Guarantor, if required £30,600pa

BOND £980

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

Miller Crescent, Hartlepool, TS24 9QX

2 Bedroom - House - Mid Terrace

£850 Per Calendar Month

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Miller Crescent, Hartlepool, TS24 9QX



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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

