



A deceptively spacious three bedroom terraced property offered to the market for rent on an unfurnished basis and AVAILABLE IMMEDIATELY. The home benefits from two reception rooms, gas central heating and uPVC double glazing, whilst in brief the layout comprises: entrance hall giving access to both reception rooms, the rear reception room in turn giving access to the kitchen which is fitted with units to base and wall level and includes a built-in oven, hob and extractor. To the first floor, from the half landing is access to the family bathroom incorporating a three piece white suite. The main landing gives access to three bedrooms, whilst externally to the front is a small palisade and to the rear an enclosed yard with gated access.

UNFURNISHED/NO SMOKERS & NO PETS  
REQUIRED EARNINGS: Tenants £14,250 Guarantor, if required ; £17,100  
BOND £548

**Lister Street, Hartlepool, TS24 7QD**

**3 Bedroom - House**

**£475**

**EPC Rating:**

**TENURE:**

**COUNCIL TAX BAND: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



Lister Street, Hartlepool, TS24 7QD



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 incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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

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