



A deceptively spacious **THREE BEDROOM** semi-detached property offering accommodation ideal for family requirements with lounge, dining room and separate reception room. The home features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule, spacious lounge, separate dining room which links to the kitchen extension and rear reception room, three bedrooms and a good size bathroom which incorporates a four piece suite. Externally is a palisade style front and a good size enclosed yard to the rear. The property is offered to the market for rent on an **UNFURNISHED** basis and **AVAILABLE IMMEDIATELY**.

**UNFURNISHED NO SMOKERS/NO PETS**

**REQUIRED EARNINGS:** Tenants £18,000pa; Guarantor, if required £21,600pa

**BOND £692**

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

**Oxford Road, Hartlepool, TS25 5RU**

**3 Bed - House - Semi-Detached**

**£600 Per Calendar Month**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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**Oxford Road, Hartlepool, TS25 5RU**



## **GROUND FLOOR**

### **ENTRANCE**

Accessed via uPVC double glazed entrance door, stairs to the first floor, convector radiator.

### **LOUNGE**

**14'10 x 13'7 (4.52m x 4.14m)**

A good size lounge with uPVC double glazed window to the front aspect, laminate flooring, feature fire surround with 'marble' style back and base, coving to ceiling, convector radiator, additional double radiator, glazed internal doors through to:



### **DINING ROOM**

**8'10 x 10'2 (2.69m x 3.10m)**

Ideally situated off the kitchen whilst providing access to the rear reception room, fire recess, laminate flooring, coving to ceiling, double radiator.



### **REAR RECEPTION ROOM**

**7'7 x 12' (2.31m x 3.66m)**

uPVC double glazed walk-in bay window to the rear aspect, under stairs storage cupboard, laminate flooring, coving to ceiling, convector radiator.



### **KITCHEN**

**8'4 x 13'3 (2.54m x 4.04m)**

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in five ring gas hob with extractor hood over, built-in double oven, integrated fridge and freezer, recess for washing machine, tiled splashback, laminate flooring, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear yard.



## **FIRST FLOOR**

### **LANDING**

uPVC double glazed window to the side aspect, hatch to loft space, access to bedrooms and bathroom.

### **BEDROOM ONE**

**11'10 x 10'8 into robes (3.61m x 3.25m into robes)**

Fitted wardrobes, uPVC double glazed window, single radiator.



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**BEDROOM TWO**

**10'8 x 10'6 into robes (3.25m x 3.20m into robes)**

Mirror fronted wardrobes, uPVC double glazed window, convector radiator.

**BEDROOM THREE**

**7'7 x 7'4 (2.31m x 2.24m)**

uPVC double glazed window to the side aspect, double radiator.

**BATHROOM/WC**

Fitted with a four piece suite comprising: panelled bath with dual taps, corner shower cubicle with electric shower, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, being full height to shower level, laminate flooring, uPVC double glazed window to the rear aspect, single radiator.

**EXTERNALLY**

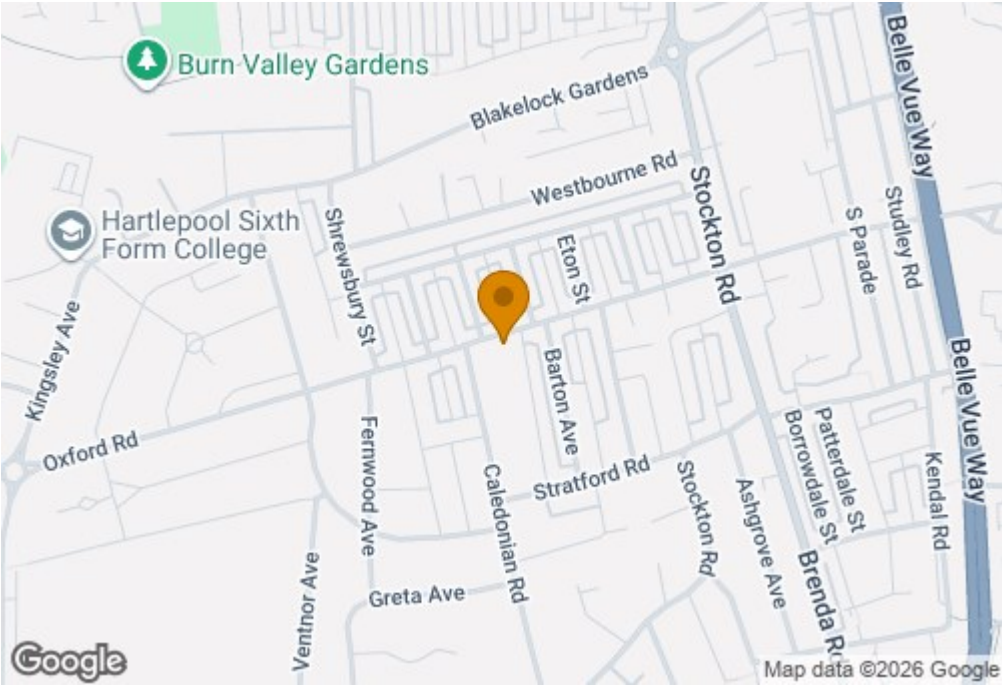
The property features a palisade style front, with a good size enclosed yard to the rear.

**NB**

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.



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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) A		82
(81-91) B		
(69-80) C	69	
(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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