



An impressive three bedroom detached home offered for rent unfurnished. Features include gas central heating, uPVC double glazing and burglar alarm system. The property has been recently redecorated and features updated flooring, whilst the layout briefly comprises: entrance hall, generously sized lounge, separate dining room with uPVC double glazed French doors to the rear garden, modern kitchen/diner including built-in oven, hob and extractor, utility room and ground floor cloakroom/WC. To the first floor are three good sized bedrooms, with the master featuring an en-suite shower room, plus a modern bathroom/WC. Externally are gardens to front and rear. The front garden is part paved to provide off street parking and leads to an integral garage. The rear garden is part lawned, with paved patio areas and enjoys a good degree of privacy.

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

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

**REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £30,600pa
BOND £980**

Goldcrest Close, Hartlepool, TS26 0RY

3 Bed - House - Detached

£850 PCM

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

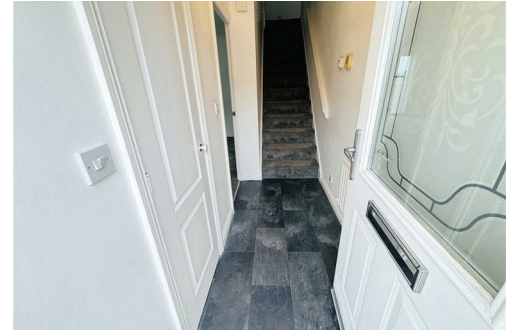
Goldcrest Close, Hartlepool, TS26 0RY



GROUND FLOOR

ENTRANCE HALL

Accessed via hardwood double glazed entrance door, laminate flooring, access to useful cloaks cupboard, coved ceiling, single radiator, staircase to first floor and door through to:



LOUNGE

12'2 x 16'9 (3.71m x 5.11m)

A spacious and well presented family lounge which is fitted with a modern feature fireplace with granite back and hearth, electric fire, uPVC double glazed window to front aspect, coved ceiling, double radiator, television point, archway to:



DINING ROOM

9' x 8'4 (2.74m x 2.54m)

Ideal for use as a separate dining room or even for use as a second reception room, with uPVC double glazed French doors to the rear garden, coved ceiling, single radiator, door through to:



KITCHEN/DINER

9'6 x 9'7 (2.90m x 2.92m)

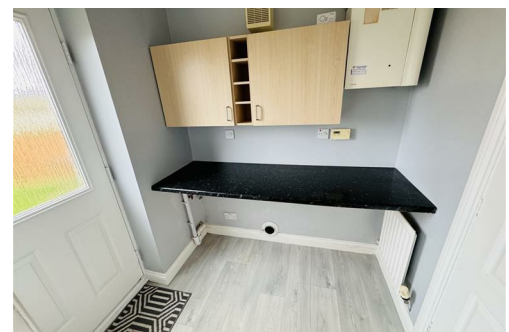
Fitted with a modern range of units to base and wall level with 'granite' effect work surfaces and matching splashback in an 'L' shaped layout incorporating an inset one and a bowl single drainer stainless steel sink unit with modern mixer tap, built-in stainless steel oven, four ring gas hob and 'chimney' style extractor hood with stainless steel splashback, recess for fridge, useful under stairs storage cupboard, vinyl flooring, single radiator, uPVC double glazed window to rear aspect, door through to:



UTILITY ROOM

5'3 x 6' (1.60m x 1.83m)

Fitted units to wall level with built-in wine rack, 'granite' effect worktop with plumbing for automatic washing machine and vent for tumble dryer below, wall mounted gas central heating boiler, extractor fan, single radiator, hardwood double glazed door to rear garden, door to:



GROUND FLOOR CLOAKROOM/WC

Fitted with a modern two piece white suite comprising: pedestal wash hand basin with dual taps and tiled splashback, close coupled WC, extractor fan, single radiator, vinyl flooring.

FIRST FLOOR

LANDING

Hatch to loft space, access to a useful storage cupboard with shelving.

BEDROOM 1

11'6 x 11'9 (3.51m x 3.58m)

A generous sized master bedroom in an 'L' shaped layout which benefits from built-in double wardrobe with fitted hanging rail and shelf, uPVC double glazed window to rear aspect, single radiator, door to:

EN-SUITE SHOWER ROOM/WC

Fitted with a modern three piece suite comprising: corner shower cubicle with Bristan shower, pedestal wash hand basin with dual taps, close coupled WC, tiled splashback, uPVC double glazed opaque window to rear, single radiator.

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BEDROOM 2

12' x 8'4 (3.66m x 2.54m)

A generous sized second bedroom with built-in large single wardrobe with fitted hanging rail, uPVC double glazed window, single radiator.

BEDROOM 3

12' x 7'1 (3.66m x 2.16m)

Built-in single wardrobe, uPVC double glazed window to front aspect, single radiator.

FAMILY BATHROOM/WC

Fitted with a three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, close coupled WC, modern tiling to splashback, uPVC double glazed opaque window to rear aspect, single radiator.

OUTSIDE

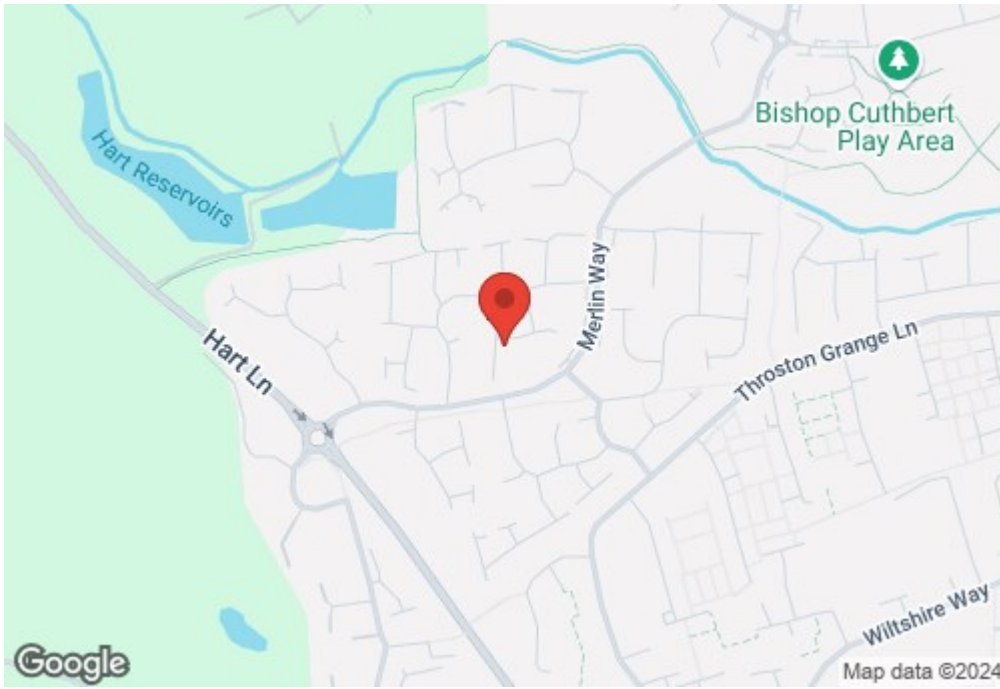
The property benefits from easy to maintain gardens to the front and rear. The front garden is part lawned with a paved driveway providing useful off street car parking and leading to an integral garage. The rear garden is of a generous size with lawned area and paved patio areas and enjoys a good degree of privacy, gated access, fenced boundaries.

GARAGE

With roller shutter door, electric lights and power points.



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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			86
(81-91) B			
(69-80) C		70	
(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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