

**\*\*\* AVAILABLE IMMEDIATELY\*\*\*** This recently refurbished & modernised home has a modern refitted kitchen and bathroom, new flooring and neutral decoration throughout. The property further features gas central heating via an upgraded Baxi boiler, and uPVC double glazing, whilst in brief the layout comprises: entrance hall through to a spacious dual aspect lounge, the refitted kitchen offers modern units and space for free standing appliances, with the rear lobby giving access to the garden and a useful utility area. To the first floor are two large bedrooms and the modern refitted bathroom which incorporates a three piece white suite and chrome fittings. The property is located at the top of the cul-de-sac with gardens to three sides and great potential. Loch Grove is located off Laird Road with easy access to schools and amenities.

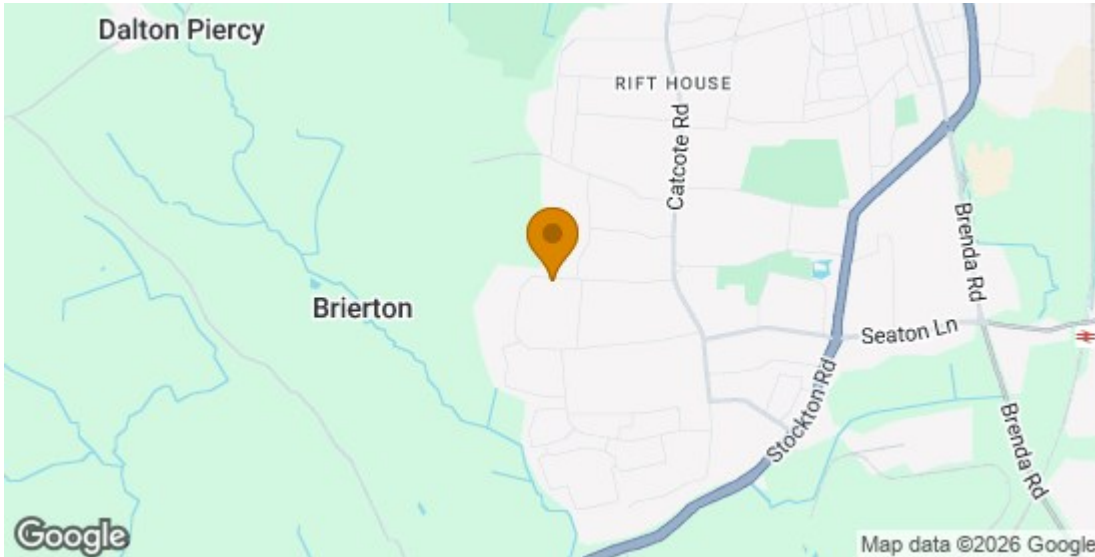
**UNFURNISHED/NO SMOKERS/PETS CONSIDERED**  
**REQUIRED EARNINGS:** Tenants £20,850pa; Guarantor, if required £25,020pa  
**BOND £836**

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

**Loch Grove, Hartlepool, TS25 3LP**  
**2 Bedroom - House - End Terrace**  
**£695 Per Calendar Month**  
**EPC Rating: D**  
**TENURE:**  
**COUNCIL TAX BAND: A**



# Loch Grove, Hartlepool, TS25 3LP



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		
		<b>83</b>
	<b>67</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

