



A deceptively spacious THREE BEDROOM mid terraced property offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The home offers modern accommodation, neutral decor and benefits from uPVC double glazing and gas central heating. The full layout comprises: entrance vestibule with stairs to the first floor, generous lounge, spacious kitchen with dining area, three good size bedrooms and the bathroom which links to a separate shower room. Externally is a low maintenance enclosed courtyard style garden to the rear. Located close to the Stratford Road end of Barton Avenue and within a short stroll of amenities and local schools.

UNFURNISHED

REQUIRED EARNINGS: Tenants £21,000pa; Guarantor, if required £25,200pa

BOND £807

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

Barton Avenue, Hartlepool, TS25 5AN

3 Bedroom - House - Mid Terrace

£700 Per Calendar Month

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



Barton Avenue, Hartlepool, TS25 5AN

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, staircase to the first floor, double radiator, access to:

LOUNGE

16'6 x 10'11 (5.03m x 3.33m)

A good size lounge with uPVC double glazed bow window to the front aspect, feature fire surround with 'log burner' style electric fire, under stairs storage cupboard, convector radiator, access to:

KITCHEN

14'5 x 7'9 (4.39m x 2.36m)

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

DINING AREA

7'10 x 6'2 (2.39m x 1.88m)

Baxi Platinum boiler, uPVC double glazed door to the rear garden, vinyl flooring.

FIRST FLOOR

LANDING

Hatch to loft space, access to bedrooms and bathroom.

BEDROOM ONE

10'11 x 10'8 (3.33m x 3.25m)

uPVC double glazed window to the front aspect, built-in storage cupboard, single radiator.

BEDROOM TWO

10'11 x 7'10 (3.33m x 2.39m)

uPVC double glazed window overlooking the rear garden, single radiator.

BEDROOM THREE

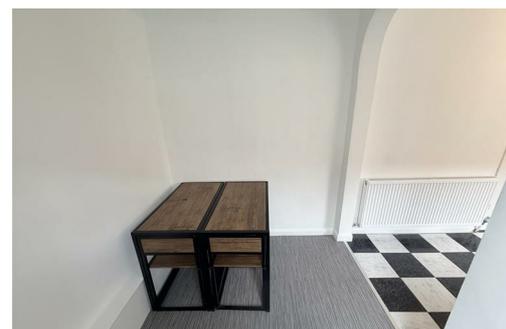
9'9 x 7'10 (2.97m x 2.39m)

uPVC double glazed window overlooking the rear garden, laminate flooring, convector radiator.

BATHROOM/WC

10'7 x 7'6 (3.23m x 2.29m)

Fitted with a three piece suite comprising: panelled bath with mixer tap, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, vinyl flooring, uPVC double glazed window to the front aspect, convector radiator, extractor fan, access to separate shower room.



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SHOWER ROOM

10'5 x 4'2 (3.18m x 1.27m)

Shower enclosure with overhead shower and separate attachment, matching vinyl flooring, additional uPVC double glazed window to the front aspect.

EXTERNALLY

The property features an enclosed courtyard style garden to the rear, with paving, artificial turf and fenced boundaries.

NB

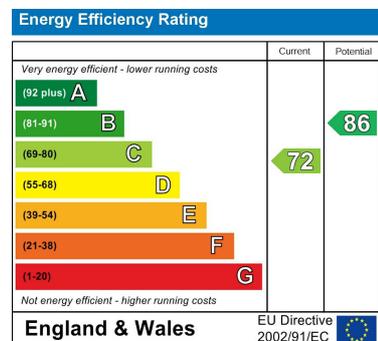
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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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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. We 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.



106 York Road, Hartlepool, TS26 9DE
01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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