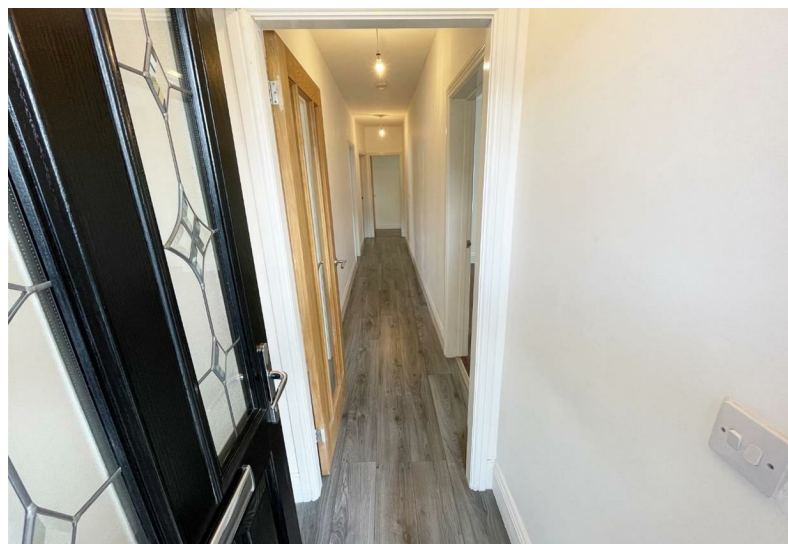




Caledonian Road, Hartlepool, TS25 5LB

3 Bedroom - Bungalow - Detached

£850 Per Calendar Month

EPC Rating: E

TENURE:

COUNCIL TAX BAND: C

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Caledonian Road, Hartlepool, TS25 5LB

****Available Immediately**** Having undergone a comprehensive refurbishment, this stunning and deceptively spacious bungalow now provides a versatile layout with a modern contemporary finish that will appeal to variety of potential buyers. The property benefits from many features including three good sized bedrooms (master and second bedroom with en-suite), an open plan lounge, dining area and kitchen with stunning roof lantern. The accommodation briefly comprises of: entrance lobby, hallway, master bedroom (with en-suite), bedroom two and three (with 'Jack 'n' Jill' en-suite), internal rear lobby, open plan lounge, dining area and kitchen. Externally: landscaped, lawned area, mature shrubbery, long block paved driveway with parking for several cars, access via both sides. The large rear garden is predominately laid to lawn, surrounded with mature trees, patio area and decorative stones.

Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

UNFURNISHED / NO PETS / NO SMOKERS
REQUIRED EARNINGS: Tenants £25,500pa; Guarantor, if required £30,600pa
BOND £980PCM
(Application is subject to a Holding Fee - please refer to our website for further details)

ENTRANCE LOBBY

Composite door, internal door leading into hallway.

HALLWAY

BEDROOM 1

13'9 x 9'10 max (4.19m x 3.00m max)
uPVC double glazed bay window, radiator.

BEDROOM 2

12'8 x 11' 8 (3.86m x 3.35m 2.44m)
uPVC double glazed window to front, radiator.

EN-SUITE

Fitted with a modern white and chrome suite with a walk-in shower cubicle and thermostatic shower, pedestal wash hand basin and low-level WC, uPVC double glazed window, radiator and co-ordinated tiling.

BEDROOM 3

11'8 x 10'9 (3.56m x 3.28m)
uPVC double glazed window to side, radiator, access to:

'JACK 'N' JILL' EN-SUITE

Fitted with a four piece white and chrome suite comprising: panelled bath, walk-in shower cubicle with mains shower, pedestal wash hand basin with tiled splashback, low level WC, uPVC double glazed window, radiator.

INTERNAL REAR LOBBY

Cupboard housing Baxi combi boiler and storage; access to loft.

OPEN PLAN LOUNGE/DINING AREA/KITCHEN

KITCHEN AREA

13'3 x 11'8 (4.04m x 3.56m)
Fitted with a range of modern white high gloss wall, base and drawer units with complementing granite working surfaces and splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven, hob and illuminating extractor, integrated dishwasher.

LOUNGE/DINING AREA

13'9" x 25'10" (4.19m x 7.87m)
uPVC double glazed French doors leading to rear garden, with double glazed windows either side, feature pitched glass roof, two radiators.

EXTERNALLY

Landscaped, lawned area, mature shrubbery, long block paved driveway with parking for several cars, access via both sides.

The large rear garden is predominately laid to lawn, surrounded with mature trees, patio area and decorative stones.

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 statement by the seller, nor their agent.

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

