



A beautifully refurbished three bedroom mid terraced property which offers spacious accommodation with two reception rooms. The home features a superb refitted kitchen and bathroom, brand new flooring throughout, neutral décor, gas central heating, and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to both reception rooms, the rear reception room leads through to the kitchen which includes a built-in oven, hob and extractor, whilst leading through to a useful utility area and guest cloakroom/WC.

To the first floor, from the half landing is access to the modern refitted bathroom which features a four-piece suite and chrome fittings. The main landing gives access to three bedrooms. Externally is a low maintenance palisade to the front and generous rear garden. Wansbeck Gardens is well situated within walking distance of schools and amenities. Offered on an UNFURNISHED basis and AVAILABLE IMMEDIATELY.

UNFURNISHED

REQUIRED EARNINGS: Tenants £27,000pa; Guarantor, if required £32,400pa

BOND £1,038

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

**Wansbeck Gardens, Hartlepool, TS26 9JH**

**3 Bedroom - House - Mid Terrace**

**£900 Per Month**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: B**



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## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door with uPVC double glazed fanlight above, modern LVT flooring, coving to ceiling, glazed internal door through to the entrance hall.

### ENTRANCE HALL

Matching LVT flooring, spindled staircase to the first floor with newel post and newly fitted carpet, convector radiator, access to both reception rooms.

### LOUNGE

**13'11 x 12'11 (4.24m x 3.94m)**

Modern LVT flooring, uPVC double glazed bay window to the front aspect, feature fire surround, deep coving to ceiling, convector radiator.

### REAR RECEPTION ROOM

**12'11 x 12'2 (3.94m x 3.71m)**

Ideally situated off the kitchen with uPVC double glazed window looking out to the rear garden, modern LVT flooring, useful under stairs storage cupboard, coving to ceiling, convector radiator.

### KITCHEN

**14'2 x 8'4 (4.32m x 2.54m)**

Fitted with a modern range of gloss units to base and wall level with complementing work surfaces and matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob and extractor hood over, recess for free standing fridge/freezer, concealed gas central heating boiler, modern LVT flooring, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear garden, inset spotlighting to the ceiling, convector radiator.

### UTILITY AREA

**4'3 x 2'11 (1.30m x 0.89m)**

Fitted worktop with space below for appliance, double unit to eye-level, matching LVT flooring, uPVC double glazed window to the rear aspect, convector radiator.

### GROUND FLOOR WC

**3'6 x 3' (1.07m x 0.91m)**

Fitted with a two piece white suite comprising: wall mounted wash hand basin with mixer tap and vanity cabinet below, low level WC, tiling to splashback, matching LVT flooring, uPVC double glazed window to the rear aspect.

## FIRST FLOOR

### HALF LANDING

Newly fitted carpet, access to bathroom, stairs to main landing.

### BEDROOM ONE

**12'5 x 12'3 (3.78m x 3.73m)**

uPVC double glazed window to the rear aspect, built-in storage cupboard, newly fitted carpet, convector radiator.

### BEDROOM TWO

**12'4 x 11'8 (3.76m x 3.56m)**

uPVC double glazed window to the front aspect, newly fitted carpet, convector radiator.

### BEDROOM THREE

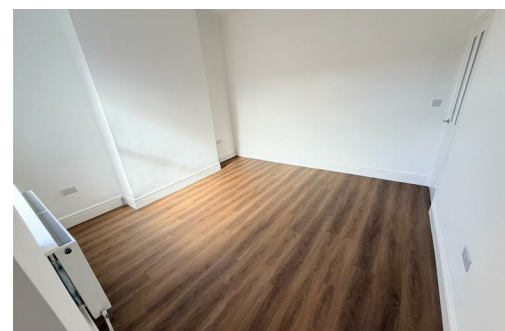
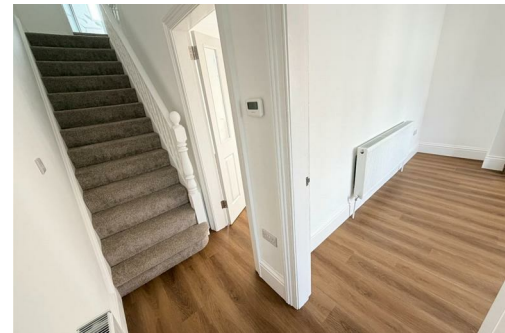
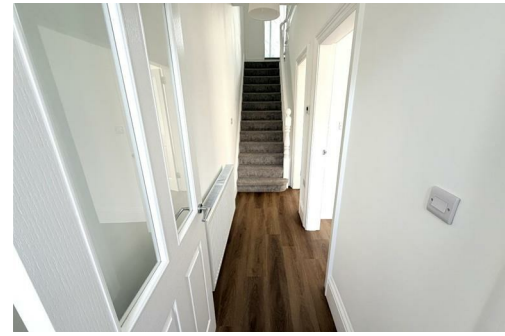
**8'5 x 6'1 (2.57m x 1.85m)**

uPVC double glazed window to the front aspect, newly fitted carpet, convector radiator.

### BATHROOM/WC

**8'4 x 6'10 (2.54m x 2.08m)**

Refitted with a beautiful four piece suite and chrome fittings comprising: panelled bath with mixer tap, corner shower cubicle with chrome overhead shower and separate attachment, pedestal wash hand basin with central mixer tap, close coupled WC, attractive panelling to walls and ceiling, uPVC double glazed window to the rear aspect, convector radiator.

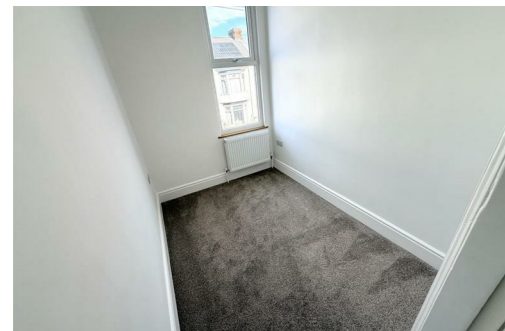
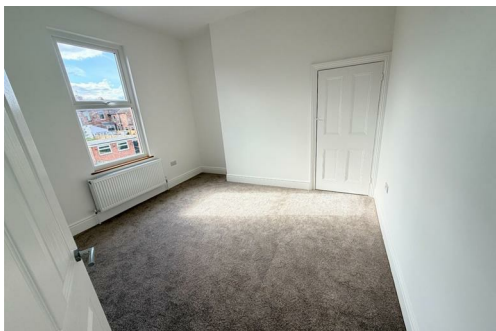


**EXTERNALLY**

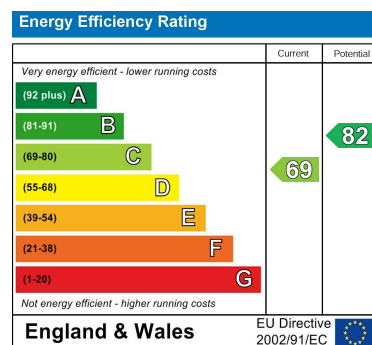
The property features a low maintenance palisade to the front with a new boundary wall. A shared passage to the side leads through to the enclosed rear garden, with pebbled patio area, lawn and part fence/part brick boundary.

**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.



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.



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