



OFFERED FOR LET, this extended two bedroom mid-terraced house comes with viewing recommended. Having been modernised and improved throughout the layout comprises of: entrance vestibule leading to the spacious lounge, modern fitted kitchen and dining area. To the first floor is a modern bathroom with a white and chrome suite and two generously sized double bedrooms.

NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £17,250pa; Guarantor, if required £20,700pa

BOND £663

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

**Thirlmere Street, Hartlepool, TS26 9AR**

**2 Bed - House - Mid Terrace**

**£575 Per Calendar Month**

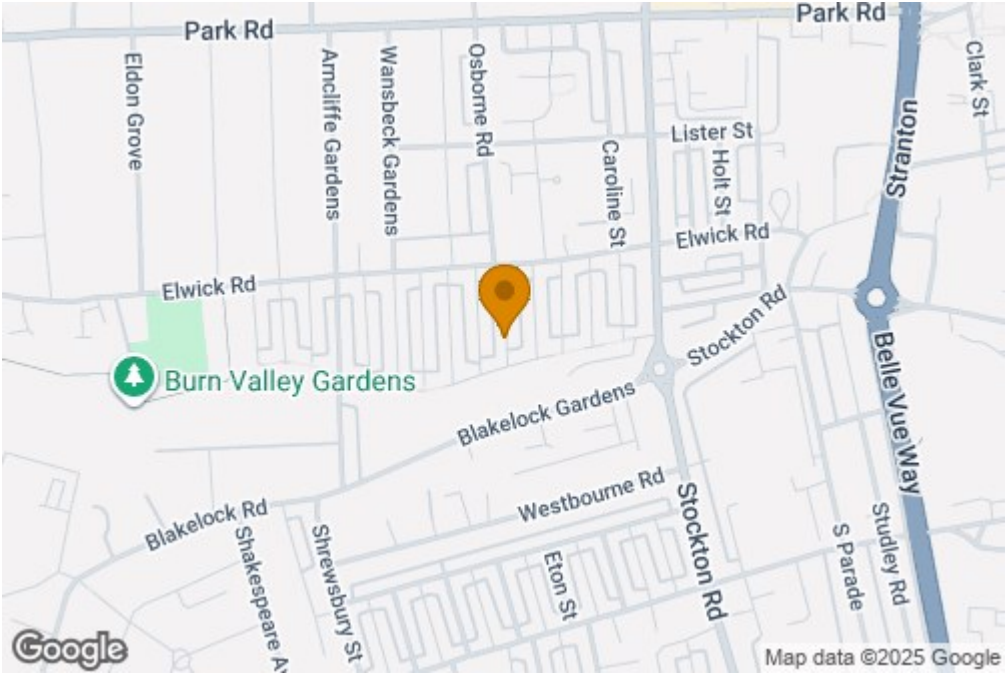
**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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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, conveyancing and removal 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                                 |         | 89                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 70      |                         |
| (55-58) 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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