



A recently improved and upgraded three bedroom semi-detached property occupying a pleasant position on Farndale Road in Seaton Carew. The home is offered to the market for rent on an **UNFURNISHED** basis, features freshly decorated accommodation, new flooring, modern kitchen and bathroom, gas central heating and uPVC double glazing.

An early viewing comes recommended, with further benefits including a south facing front garden, off street parking and large attached garage. The full layout comprises: entrance hall with stairs to the first floor, generous through lounge/dining room, modern kitchen with space for appliances, three bedrooms and the modern bathroom which incorporates a three piece white suite and chrome fittings. Externally are low maintenance gardens to the front and rear. The home is positioned overlooking a pleasant green and tennis courts to the front, whilst being a short stroll from Seaton Carew's popular seafront and Holy Trinity Primary School.

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

UNFURNISHED

REQUIRED EARNINGS: Tenants: £23,850pa; Guarantor, if required £28,620pa
BOND £917

Farndale Road, Hartlepool, TS25 1ER

3 Bedroom - House - Semi-Detached

£795 Per Calendar Month

EPC Rating: D

Tenure: Freehold

Council Tax Band: B

GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, newly fitted carpet, staircase to the first floor, useful under stairs storage cupboard, single radiator, access to:

THROUGH LOUNGE/DINING ROOM

23'1 x 12'1 narrowing to 9' (7.04m x 3.68m narrowing to 2.74m)

A generous through lounge/dining room which offers a high degree of natural light with uPVC double glazed windows to the front and rear aspects, feature fire surround with 'marble' style back and base, electric fire, newly fitted carpet, double radiator, additional radiator to the bay.



KITCHEN

9'6 x 8'4 (2.90m x 2.54m)

Fitted with a range of 'oak' style 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, recess for free standing gas cooker with extractor hood over and tiled splashback, space for further free standing appliances including recess for washing machine and free standing fridge/freezer, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear, new flooring, double radiator.



FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, newly fitted carpet, hatch to loft space, access to:

BEDROOM ONE

11'7 x 11'4 (3.53m x 3.45m)

A good size master bedroom with large uPVC double glazed window to the front aspect, newly fitted carpet, single radiator.



BEDROOM TWO

11'4 x 9'9 (3.45m x 2.97m)

Built-in storage cupboard housing gas central heating boiler, uPVC double glazed window overlooking the rear garden, newly fitted carpet, single radiator.



BEDROOM THREE

7'3 x 6'8 (2.21m x 2.03m)

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



BATHROOM/WC

7'3 x 5'5 (2.21m x 1.65m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, inset wash hand basin with mixer tap and vanity cabinet below, low level WC, attractive tiling to walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

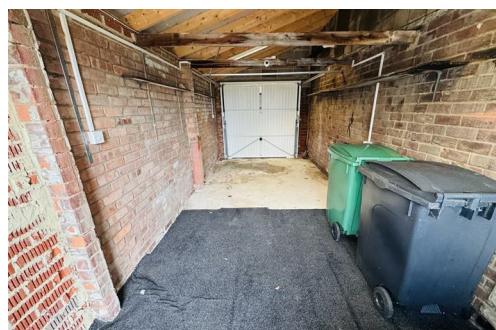
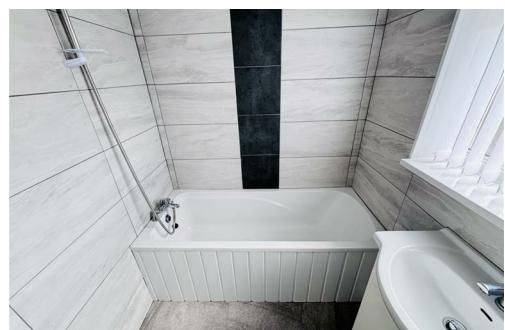
The property benefits from a spacious south facing front garden which should prove to be low maintenance, enclosed by a brick boundary wall with wrought iron gate. The enclosed rear courtyard style garden has a paved area for off street parking which leads to the attached garage.

LARGE GARAGE

Up and over access door from the rear, uPVC personal door and window to the front aspect, lighting and sockets.

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 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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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