



OFFERED TO LET : A deceptively spacious three bedroom end terraced property with the advantage of a first floor bathroom and generous rear yard. The home is well situated within close proximity of local schools and amenities. The accommodation features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance lobby, spacious front lounge, full width kitchen/diner with cooking range, three bedrooms, all with storage, and the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a larger than usual enclosed yard which has a westerly aspect. Colenso Street is situated off Elwick Road, with easy access to Hartlepool town centre.

UNFURNISHED/NO SMOKERS

REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa

BOND £750

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

Colenso Street, Hartlepool, TS26 9BD

3 Bedroom - House

£650 Per Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND:

 **SMITH & FRIENDS**
ESTATE AGENTS

Colenso Street, Hartlepool, TS26 9BD



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

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral

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