



Swanage Grove, Hart Station, TS24 9RR
5 Bed - House - Semi-Detached
£750 Per Calendar Month

Council Tax Band: C
EPC Rating: C
Tenure: Freehold

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*



Swanage Grove, Hart Station, TS24 9RR

A spacious FIVE BEDROOM semi-detached property offering EXTENDED ACCOMMODATION that features TWO RECEPTION ROOMS. The home is offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. An internal viewing comes recommended to appreciate the space on offer, whilst further benefits include gas central heating, uPVC double glazing, burglar alarm system, integral garage and off-street parking. In brief the layout comprises: entrance vestibule with stairs to the first floor and access to a spacious bay fronted lounge with electric fire, the kitchen/dining room gives access to an additional reception room/dining room and ground floor bathroom which incorporates a four-piece white suite with chrome fittings. To the first floor are five bedrooms, with bedroom four benefitting from a useful en-suite shower room. Externally is a low maintenance front with a driveway in front of the garage providing useful off-street parking. The garage is accessed via a remote-controlled roller door to the front with additional integral door to the rear. The enclosed rear garden offers lawn and patios areas. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa

BOND £865

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via panelled entrance door with glazed inserts, stairs to the first floor, door through to the lounge.

LOUNGE 17'06 x 12'08 (5.33m x 3.86m)

A generous lounge with large uPVC double glazed window to the front aspect, modern electric fire with remote control, fitted carpet, coving to ceiling, single radiator, glazed door through to:

KITCHEN/DINER 17'03 x 10'01 (5.26m x 3.07m)

A spacious kitchen/dining room which incorporates a range of 'oak' style units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset one and a half bowl stainless steel sink unit with mixer tap, recess with gas cooker included, tiling to splashback, recess for dishwasher, recess for additional appliance, tiling to flooring, additional 'laminated' effect vinyl flooring to dining area, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, convector radiator, under stairs storage cupboard, access to:

DINING/SITTING ROOM 13'05 x 8'11 (4.09m x 2.72m)

uPVC double glazed French doors with matching side screens to the rear garden, tiled flooring, integral door to the garage, coving to ceiling, convector radiator.

GROUND FLOOR BATHROOM/WC 8'08 x 5'04 (2.64m x 1.63m)

Fitted with a four piece suite comprising: panelled bath with central chrome mixer tap, corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, inset wash hand basin with chrome mixer tap, vanity cabinets below, vanity mirror over, downlighting and shaver point to the side, low level WC, attractive tiling to splashback, two chrome heated towel radiators, 'laminated' effect vinyl flooring.

FIRST FLOOR LANDING

Fitted carpet, hatch to loft space, access to:

BEDROOM ONE 13'00 x 11'09 (3.96m x 3.58m)

Large uPVC double glazed window to the front aspect, useful over stairs storage cupboard, fitted carpet, single radiator.

BEDROOM TWO 11'10 x 9'01 (3.61m x 2.77m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE 13' x 8'9 max (3.96m x 2.67m max)

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

BEDROOM FOUR 17' x 8'10 reducing to 5'6 (5.18m x 2.69m reducing to 1.68m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, convector radiator, fitted shelving, access to:

EN-SUITE SHOWER ROOM/WC 9'05 x 3'00 (2.87m x 0.91m)

Fitted with a three piece white suite and chrome fittings comprising: shower cubicle with Redring shower, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback being full height to shower level, coving to ceiling, 'laminated' effect vinyl flooring, uPVC double glazed window to the side aspect, extractor fan, chrome heated towel radiator.

BEDROOM FIVE/STUDY 7'05 x 6'08 (2.26m x 2.03m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

OUTSIDE

The property features a low maintenance front, with a driveway in front of the garage providing useful off-street parking. The enclosed rear garden incorporates lawn and patio areas, with fenced boundaries.

INTEGRAL GARAGE 15'11 x 8'11 (4.85m x 2.72m)

Accessed via a remote controlled roller door to the front, integral door from the rear dining/sitting room, power points and light.





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	74	82
	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. 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.

106 York Road, Hartlepool, TS26 9DE
 Tel: 01429 891100
hartlepool@robinsonsteesvalley.co.uk
www.robinsonsteesvalley.co.uk

ROBINSONS
 SALES • LETTINGS • AUCTIONS *Tees Valley*