



**Goathland Drive, Hartlepool, TS25
2AF**

**2 Bedroom - Bungalow - Semi
Detached
£675 Per Calendar Month
EPC Rating: D
TENURE:**

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Goathland Drive, Hartlepool, TS25 2AF

A rarely available two bedroom semi detached bungalow in a prime and highly desirable part of Seaton Carew close to Elizabeth Way shops and only a short distance from the seafront. The bungalow is offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall through to a spacious lounge which in turn leads to the sun room/conservatory extension, the kitchen is fitted with units to base and wall level and offers space for free standing appliances, whilst the hall also provides access to two bedrooms and the bathroom which incorporates a three piece white suite. Externally are gardens to the front and rear, the rear garden enjoying a westerly aspect with a long driveway to the side of the property providing useful off street parking, whilst leading to the garage.

Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

REQUIRED EARNINGS: Tenants £20,850pa; Guarantor, if required £25,020pa

BOND £801

ENTRANCE HALLWAY

Accessed via uPVC double glazed side entrance door, fitted with laminate flooring, access to:

LOUNGE

18'3 x 11'5 (5.56m x 3.48m)

A generous lounge with modern laminate flooring, feature fire surround with 'marble' style back and base, 'coal' effect electric fire, coving to ceiling, ceiling rose, single radiator, door with matching side window into the sun room/conservatory.

SUN ROOM/CONSERVATORY

9'4 x 6'2 (2.84m x 1.88m)

uPVC double glazed French doors to the rear garden, uPVC double glazed windows, tiled flooring, convector radiator.

KITCHEN

11'10 x 9' (3.61m x 2.74m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for cooker, tiling to splashback, recess with plumbing for washing machine, space for free standing fridge/freezer, Ideal Logic gas central heating boiler, uPVC double glazed side door, uPVC double glazed window to the rear aspect.

BEDROOM 1

12' x 11'4 (3.66m x 3.45m)

A good sized master bedroom with uPVC double glazed window to the front aspect, wardrobes, modern laminate flooring, coving to ceiling, convector radiator.

BEDROOM 2

9'10 x 8'10 (3.00m x 2.69m)

uPVC double glazed window to the front aspect, 'laminate' effect vinyl flooring, coving to ceiling, single radiator.

BATHROOM/WC

6'6 x 5'6 (1.98m x 1.68m)

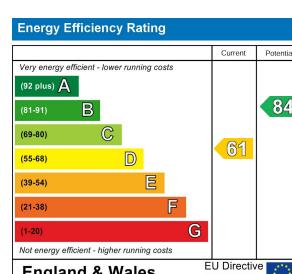
Fitted with a three piece white suite comprising: panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, 'tile' effect vinyl flooring, uPVC double glazed window to the side aspect, single radiator.

OUTSIDE

The property features a low maintenance, open plan lawned front garden, with a paved driveway running alongside the property providing ample off street parking, whilst leading to the garage. A gate to the side of the property leads through to the enclosed rear garden with pebbled and lawned areas incorporating a well stocked border. The rear garden enjoys a westerly aspect.

GARAGE

Personal door from the rear garden, up and over access door to the front.



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.