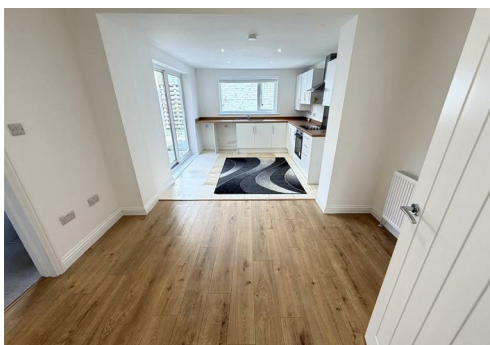




A recently upgraded THREE BEDROOM semi detached property with GROUND FLOOR KITCHEN EXTENSION. The home offers modern accommodation, with an impressive refitted kitchen and bathroom, neutral decoration, gas central heating and uPVC double glazing. Offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY, with a layout which briefly comprises: entrance vestibule with stairs to the first floor and access to the bay fronted lounge, the generous open plan kitchen/diner features a modern range of units to base and wall level, whilst the ground floor bathroom incorporates a three piece white suite and chrome fittings. To the first floor, from the landing is access to three bedrooms. Externally the property benefits from a low maintenance front, alongside an enclosed yard to the rear with gated access. Gloucester Street is well situated within close proximity of both schools and amenities, whilst being convenient for Hartlepool town centre. VIEWING RECOMMENDED.

UNFURNISHED

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

BOND £865

(Application is subject to a holding fee - please refer to our website for further details)

Gloucester Street, Hartlepool, TS25 5QZ

3 Bedroom - House - Semi-Detached

£750 Per Month

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Gloucester Street, Hartlepool, TS25 5QZ



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, with uPVC double glazed fanlight above, modern laminate flooring, stairs to the first floor with newly fitted carpet, convactor radiator.

BAY FRONTED LOUNGE

14'5 x 14'2 (4.39m x 4.32m)

uPVC double glazed bay window to the front aspect, modern laminate flooring, chimney with fire recess and tiled base, coving to ceiling, convactor radiator, access to:

OPEN PLAN KITCHEN/DINER

DINING AREA

11'5 x 7'7 (3.48m x 2.31m)

Modern laminate flooring, useful under stairs storage cupboard, archway into the kitchen, convactor radiator, access to ground floor bathroom.

KITCHEN AREA

11'6 x 10'6 (3.51m x 3.20m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout with matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob above and extractor hood over, brushed stainless steel splashback, recess for washing machine, dishwasher and free standing fridge/freezer, tiled flooring, uPVC double glazed window to the rear aspect, uPVC double glazed patio doors to the rear yard, inset spotlighting to ceiling.

GROUND FLOOR BATHROOM/WC

7'8 x 5'3 (2.34m x 1.60m)

Fitted with a modern three piece suite and chrome fittings comprising: curved panelled bath with chrome mixer tap and chrome mains shower over with separate attachment, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, attractive tiling to splashback and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

FIRST FLOOR

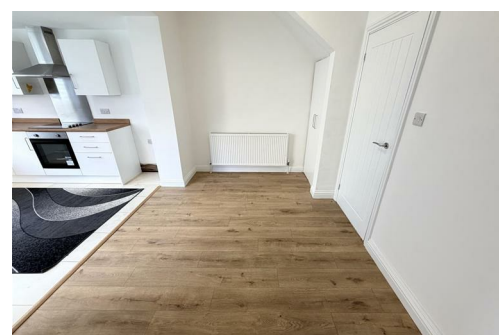
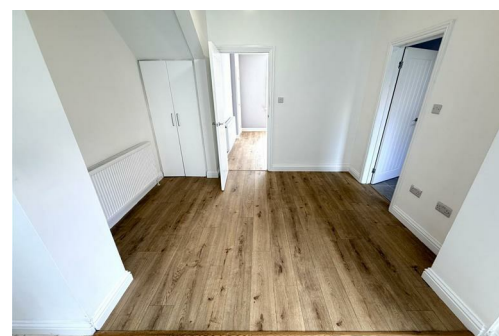
LANDING

uPVC double glazed window to the rear aspect, newly fitted carpet, hatch to loft space.

BEDROOM ONE

11'5 x 10'7 (3.48m x 3.23m)

uPVC double glazed window to the front aspect, coving to ceiling convactor radiator.



Gloucester Street, Hartlepool, TS25 5QZ



BEDROOM TWO

11'4 x 9' (3.45m x 2.74m)

uPVC double glazed window to the rear aspect, coving to ceiling, convector radiator.

BEDROOM THREE

8'1 x 6'5 (2.46m x 1.96m)

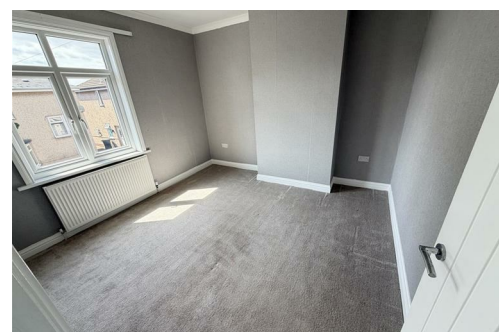
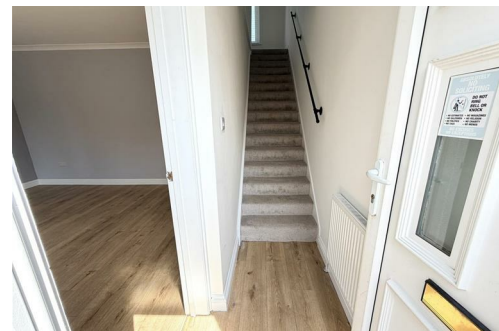
uPVC double glazed window to the front aspect, coving to ceiling, convector radiator.

EXTERNALLY

The property features a low maintenance pebbled front, with a paved walkway to the side of the property and gated access into the rear yard. The rear should, again, prove to be low maintenance with artificial turf, paved and pebbled areas.

NB

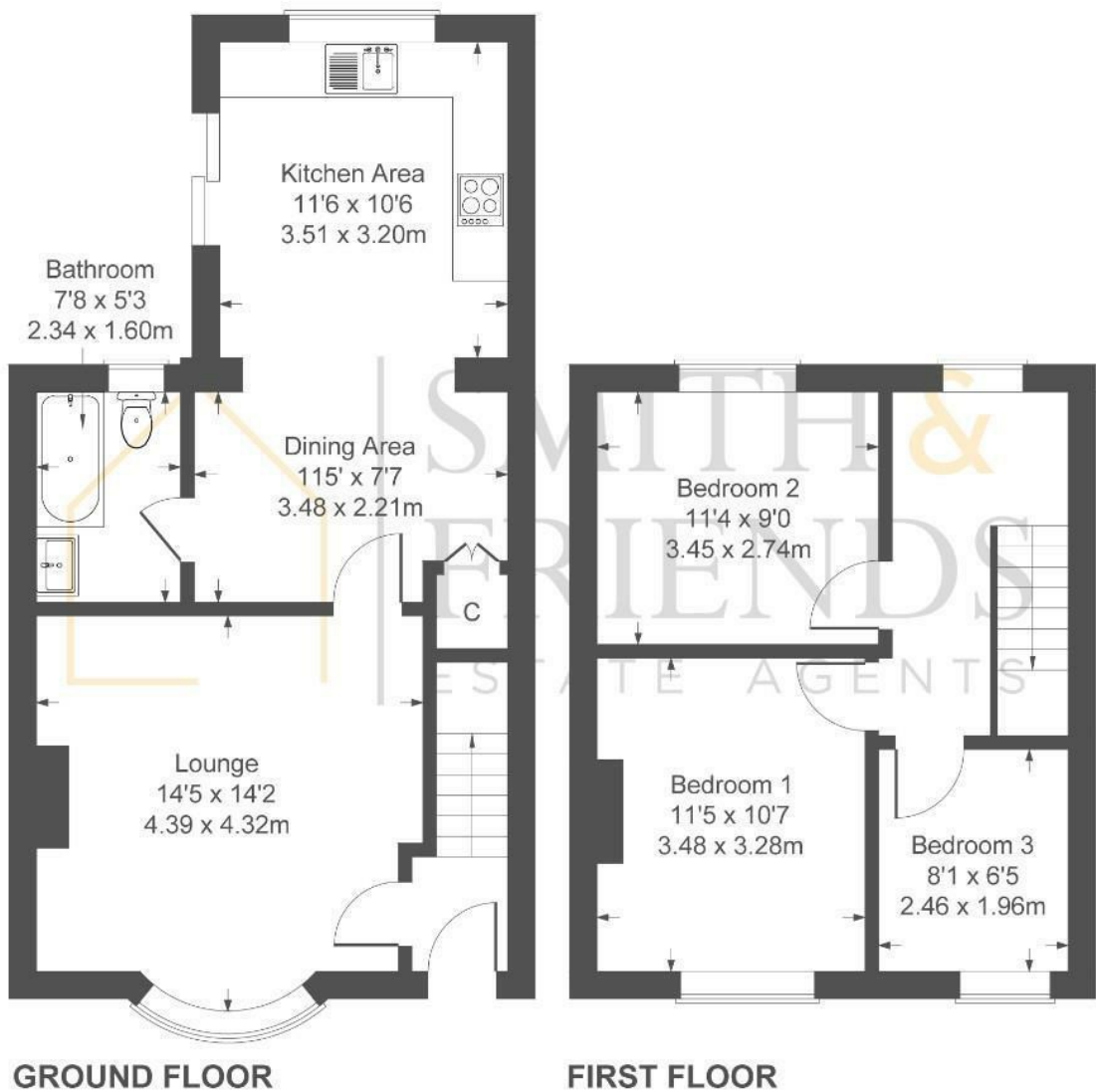
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.



Gloucester Street, Hartlepool, TS25 5QZ

Gloucester Street

Approximate Gross Internal Area
866 sq ft - 80 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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		
(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		
	64	75

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