



**Eamont Gardens, Hartlepool, TS26
9JD**

3 Bedroom - House - Terraced

£600 PCM

EPC Rating: E

TENURE:

COUNCIL TAX BAND:

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Eamont Gardens, Hartlepool, TS26 9JD

*** VIEWING RECOMMENDED *** A spacious three bedroom mid terraced property with accommodation that benefits from TWO RECEPTION ROOMS. This recently improved home 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, recent redecoration and new flooring to certain rooms. The internal layout briefly comprises: entrance hall, inner passage with stairs to the first floor and access to both reception rooms, the bay fronted lounge including a feature fire surround and electric fire. The rear reception room gives access to a modern fitted kitchen with built-in oven, hob and extractor. A useful utility room provides space for additional appliances and gives access to the ground floor bathroom which incorporates a three piece suite. To the first floor are three good sized bedrooms, whilst externally is a low maintenance palisade to the front, with a generous enclosed rear garden benefitting from lawn and patio areas and including a useful timber storage shed.

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

UNFURNISHED, NO PETS, NO SMOKERS

REQUIRED EARNINGS: Tenants £18,000pa; Guarantor, if required £21,600pa

BOND £692

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

GROUND FLOOR

ENTRANCE VESTIBULE

uPVC double glazed entrance door with matching fanlight above, newly fitted carpet, dado rail, deep coving to ceiling, glazed 'Georgian' style door to:

ENTRANCE HALL

Newly fitted carpet, dado rail, convector radiator, deep coving, feature archway, uPVC double glazed door to rear garden.

INNER LOBBY

Staircase to first floor, newly fitted carpet, access to lounge and dining room.

LOUNGE (front)

14'7" into bay x 14'11" into alcove, overall (4.45m into bay x 4.57m into alcove, overall)

'Traditional' style fire surround with electric fire, large uPVC double glazed bay window, newly fitted carpet, convector radiator, picture rail, deep coving to ceiling, impressive ceiling rose.

SECOND RECEPTION ROOM (rear)

12'4" x 14'0" into alcove, overall (3.78m x 4.27m into alcove, overall)

Fitted with a feature fire surround with electric fire, uPVC double glazed bay window, convector radiator, picture rail, under stairs storage cupboard housing wall mounted gas central heating boiler.

MODERN KITCHEN

10'9" x 7'1" overall (3.28m x 2.16m overall)

Fitted with a modern range of units to base and wall level with 'granite' style work surfaces incorporating inset ceramic one and a half single drainer sink unit with mixer tap, built-in four ring gas hob with built-in electric oven below, canopy housing illuminated extractor fan above, white and black 'brick' style tiling to splashback, large white tiling to floor, uPVC double glazed window, opening to:

UTILITY

7'8" x 7'8" overall (2.34m x 2.36m overall)

'Marble' effect working surface with space below for appliances with plumbing for automatic washing machine, white double wall cupboard above, 'tiled' effect laminate flooring, double glazed patio door to rear garden.

BATHROOMWC

5'8" x 7'4" overall (1.75m x 2.24m overall)

Fitted with a three piece white suite comprising: large corner panelled bath with mixer tap and shower over, pedestal wash hand basin, close coupled WC, impressive tiling to walls, tiled flooring, uPVC double glazed opaque window, heated towel radiator, extractor fan.

FIRST FLOOR

LANDING

uPVC double glazed window, convector radiator, built-in storage cupboard, dado rail, coved ceiling, access to a boarded loft area which has a Velux double glazed roof light and is suitable for storage purposes only.

BEDROOM 1 (front)

14'4" x 11'6" into alcove, overall (4.39m x 3.53m into alcove, overall)

Built-in storage cupboard to alcove with double opening doors, two uPVC double glazed windows, newly fitted carpet, convector radiator, picture rail.

BEDROOM 2 (rear)

11'6" x 11'1" overall (3.53m x 3.40m overall)

Built-in storage cupboard to both alcoves, uPVC double glazed window, newly fitted carpet, coving to ceiling, ceiling rose, convector radiator, picture rail.

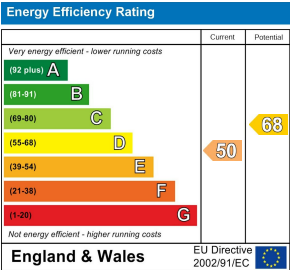
BEDROOM 3 (front)

10'9" x 7'4" overall (3.30m x 2.26m overall)

uPVC double glazed window, newly fitted carpet, coving to ceiling, convector radiator.

OUTSIDE

The property features a low maintenance palisade to the front, with the generous enclosed rear garden incorporating lawn and patio areas with a timber storage shed included.



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.