

A conveniently located three bedroom mid terraced property which is offered to the market for rent on an UNFURNISHED basis. The home features uPVC double glazing and gas central heating. The internal layout comprises: entrance vestibule, lounge, full width kitchen/diner, rear lobby, ground floor bathroom, three bedrooms and externally to the rear is an enclosed yard with gated access. Oakley Gardens is situated between Chester Road and Chatham Road, with easy access to schools and amenities.

UNFURNISHED/NO SMOKERS

REQUIRED EARNINGS: £16,500 pa; Guarantor, if required £19,800 pa

BOND £692

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

Oakley Gardens, Hartlepool, TS24 8QW

3 Bed - House - Mid Terrace

£550 Per Calendar Month

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, tiled flooring, stairs to the first floor, single radiator.

FRONT LOUNGE

13'5 x 12'8 (4.09m x 3.86m)

A good size lounge with uPVC double glazed window to the front aspect, coving to ceiling, convector radiator, access to:



KITCHEN

15'10 x 7'4 (4.83m x 2.24m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for free standing electric cooker with tiled splashback, recess with plumbing for washing machine, space for free standing fridge/freezer, tiled flooring, uPVC double glazed window to the rear aspect, Ideal Esprit Eco boiler, under stairs storage cupboard, coving to ceiling, convector radiator.



REAR LOBBY

5'11 x 5'10 (1.80m x 1.78m)

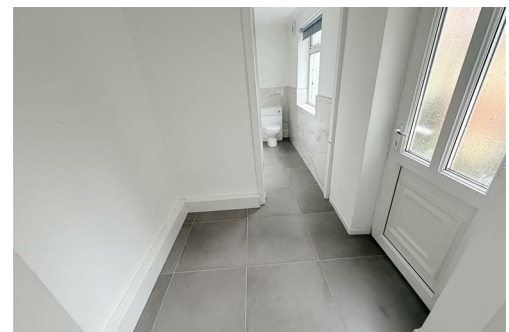
Ideal for storage, with matching tiled flooring, coving to ceiling, uPVC double glazed door to the rear yard.



GROUND FLOOR BATHROOM/WC

8'8 x 5'10 (2.64m x 1.78m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, concealed WC with matching white gloss back, tiling to splashback, tiled flooring, uPVC double glazed window to the side aspect, convector radiator.



FIRST FLOOR

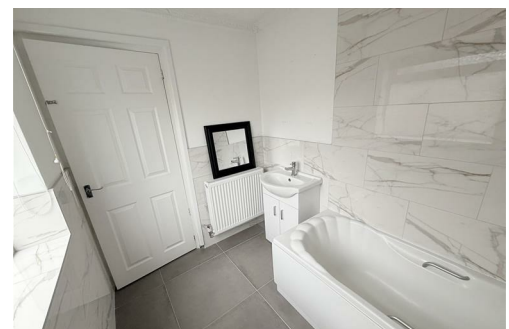
LANDING

Hatch to loft space, access to three bedrooms.

BEDROOM ONE

11'8 x 9'11 (3.56m x 3.02m)

Built-in wardrobe to alcove, additional storage to the over stairs area, uPVC double glazed window to the front aspect, single radiator.



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BEDROOM TWO

10'11 x 9' (3.33m x 2.74m)

uPVC double glazed window to the rear aspect, single radiator.

BEDROOM THREE

7'5 x 6'5 (2.26m x 1.96m)

uPVC double glazed window to the rear aspect, single radiator.

EXTERNALLY

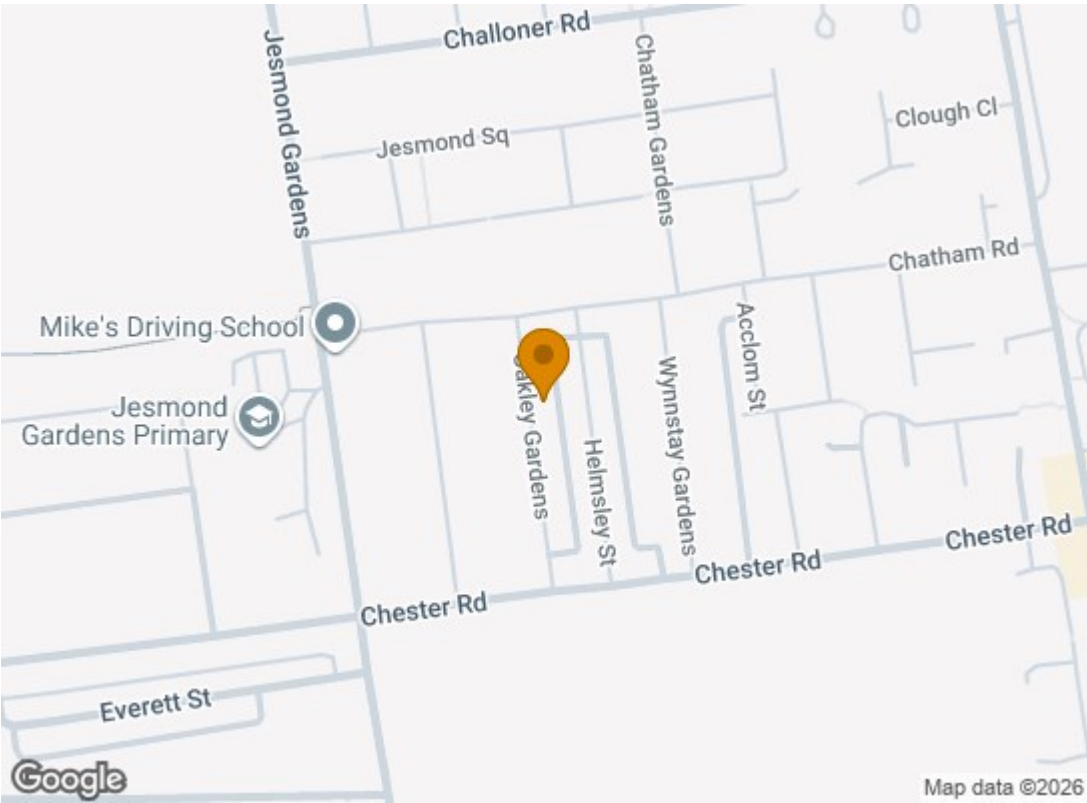
The property features an enclosed yard to the rear with gated access.

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.



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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 incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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