



An impressive mid terraced property offering upgraded and enhanced accommodation, with a deceptively spacious layout that features THREE BEDROOMS, two reception rooms, first floor bathroom and useful attic room. The home offers neutral and freshly decorated accommodation which is complemented by attractive internal doors, flooring and lighting. AVAILABLE IMMEDIATELY on an UNFURNISHED basis and further benefitting from gas central heating, under floor heating to the kitchen and bathroom and uPVC double glazing. An internal viewing comes recommended to appreciate the space on offer.

The full layout comprises: entrance vestibule, entrance hall, bay fronted lounge, generous rear reception room, modern gloss kitchen, three bedrooms and first floor bathroom. The main landing gives access to the attic room which is divided into two areas allowing an ideal work from home/study space. Externally is a low maintenance palisade to the front and an enclosed rear yard with gated access and bin store. Carlton Street is situated within a short stroll of Hartlepool town centre, with on street permit parking.

UNFURNISHED- PETS CONSIDERED- NO SMOKERS  
REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa  
BOND £750  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Carlton Street, Hartlepool, TS26 9ES**

**3 Bedroom - House - Mid Terrace**

**£650 Per Calendar Month**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door with uPVC double glazed fanlight above, dado rail, heavy duty coir flooring, stained panelled door to hall.



### ENTRANCE HALL

Spindled stairs to the first floor with newel post, fitted carpet, dado rail, convector radiator, access to both reception rooms.

### BAY FRONTED LOUNGE 12'4 x 11'8 (3.76m x 3.56m)

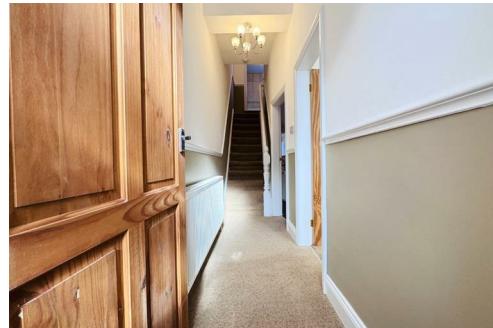
Large uPVC double glazed bay window to the front aspect, fitted carpet, inset spotighting to ceiling, convector radiator.

### REAR RECEPTION ROOM 12'7 x 12'3 (3.84m x 3.73m)

A good size rear reception room which is situated off the kitchen, uPVC double glazed French doors to the rear yard, large fire recess with lighting, under stairs storage cupboard, inset spotlights to ceiling, convector radiator.

### KITCHEN 6' x 14'1 (1.83m x 4.29m)

Fitted with a modern range of cream gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces, incorporating an inset single drainer sink unit with mixer tap, built-in electric oven, separate four ring hob with extractor over, tiled splashback, integrated fridge and freezer, recess for washing machine, uPVC double glazed window to the side, panelling and spotlights to ceiling, double glazed 'Velux' style window, under flooring heating and convector radiator.



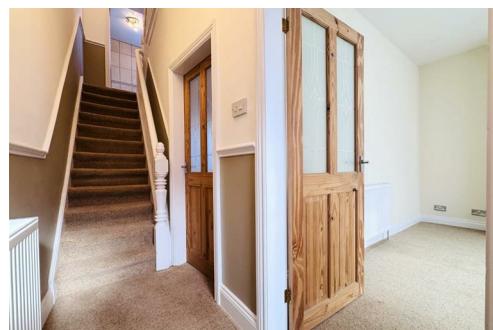
## FIRST FLOOR

### HALF LANDING

Fitted carpet, dado rail, access to the bathroom.

### FAMILY BATHROOM/WC 6'1 x 7'1 (1.85m x 2.16m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps and electric shower over, folding shower screen, pedestal wash hand basin with dual taps, low level WC, tiling and panelling to splashback, uPVC double glazed window to the side aspect, under floor heating and chrome heated towel radiator.



### MAIN LANDING

Fitted carpet, dado rail, access to the attic room.

### BEDROOM ONE 9'9 x 13'8 (2.97m x 4.17m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, convector radiator.



### BEDROOM TWO 9'1 x 10'8 (2.77m x 3.25m)

uPVC double glazed window to the rear aspect, built-in storage cupboard, fitted carpet, convector radiator.

### BEDROOM THREE 6'1 x 10'4 (1.85m x 3.15m)

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



## SECOND FLOOR

### ATTIC ROOM ONE 14'7 x 5'10 (4.45m x 1.78m)

Eaves storage, lighting and sockets.

### ATTIC ROOM TWO 14'7 x 6'4 (4.45m x 1.93m)

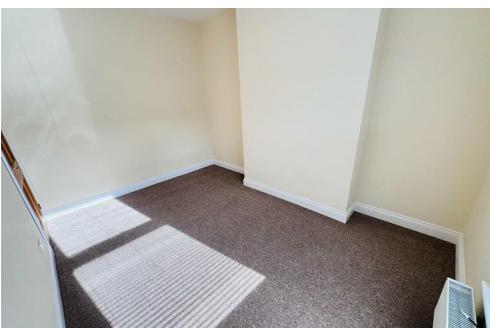
Double glazed 'Velux' style window to the rear, eaves storage, lighting and sockets.

**EXTERNALLY**

The property features a low maintenance palisade to the front and a paved yard to the rear with gated access and bin storage.

**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 seller, nor their agent.





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		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE  
01429 891100  
hartlepool@smith-and-friends.co.uk

[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)



**SMITH &  
FRIENDS**  
ESTATE AGENTS