



A conveniently located three bedroom mid terrace 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/NO PETS

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

BOND £634

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

**Oakley Gardens, Hartlepool, TS24 8QW**

**3 Bedroom - House - Mid Terrace**

**£550 Per Calendar Month**

**EPC Rating: C**

**TENURE: Freehold**

**COUNCIL TAX BAND: A**



# Oakley Gardens, Hartlepool, TS24 8QW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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