



**** SEMI RURAL LOCATION ** RARELY AVAILABLE TO RENT **** Offered for rent on an unfurnished basis is this charming two bedroom mews cottage. It forms part of The Old Coach House and enjoys a private position at the end of Ashfield Close in Greatham village. Features include gas fired central heating via a combination boiler and has uPVC double glazing. The floor plan briefly comprises: entrance vestibule, large lounge, good sized kitchen/breakfast room which is well fitted with modern units and includes a built-in oven and hob, rear lobby and an outstanding bathroom/WC. which has been fitted with a white suite having a mains shower fitting over the bath. Located to the first floor are two bedrooms. Externally is a courtyard to the front offering off street car parking and to the rear of the property is an enclosed private garden which has lawn and decked areas. **AVAILABLE IMMEDIATELY - LONG TERM LET AVAILABLE.**

UNFURNISHED/NO SMOKERS OR PETS

REQUIRED EARNINGS: £14,250pa; Guarantor, if required £17,100pa

BOND £475

Ashfield Close, Greatham, TS25 2RZ
2 Bed - Cottage
£475 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

GROUND FLOOR

ENTRANCE VESTIBULE

uPVC double glazed entrance door, staircase to first floor, convector radiator.

SPACIOUS LOUNGE 14'6 x 15'7 into alcove, overall (4.42m x 4.75m into alcove, overall)

Chimney breast wall with inset living flame gas fire, uPVC double glazed window, double radiator.

INNER LOBBY

Under stairs storage cupboard, 'dark oak' style laminate flooring, opening to:

MODERN KITCHEN/BREAKFAST ROOM 19' x 9'9 max dimensions (5.79m x 2.97m max dimensions)

Fitted with a superb range of black 'gloss' style base, wall and drawer units with chrome rod handles, complementing working surfaces with matching splashback in an 'L' shaped layout incorporating inset single drainer stainless steel sink unit with mixer tap, built-in stainless steel five ring gas hob with built-in stainless steel electric oven below, matching 'chimney' style canopy housing illuminated re-circulating fan above, space with plumbing for automatic washing machine (machine excluded), 'dark oak' style laminate flooring, uPVC double glazed window, double radiator, single inset spotlights to ceiling.

REAR HALLWAY

'Dark oak' style laminate flooring, wall mounted Biasi gas fired central heating boiler (we understand from the owner is a combination boiler), uPVC double glazed opaque window, uPVC double glazed door to rear garden.

STUNNING BATHROOM/WC 4'11 x 10'1 overall (1.50m x 3.07m overall)

Recently re-fitted with a three piece white suite comprising: 'P' shaped panelled bath with glass shower screen, chrome mains shower fitting above having a 'dowser' style fitting and separate handheld fitting, 'vanity' style sink unit with mixer tap, white 'gloss' style storage cupboard below, close coupled WC, beautiful tiling to walls, uPVC double glazed opaque window, single radiator.

FIRST FLOOR: LANDING

BEDROOM 1 (front) 8'11 x 6'4 into alcove, overall (2.72m x 1.93m into alcove, overall)

Large walk-in wardrobe, uPVC double glazed window, double radiator, laminate flooring.

BEDROOM 2 (rear) 5'3 x 13'2 overall (1.60m x 4.01m overall)

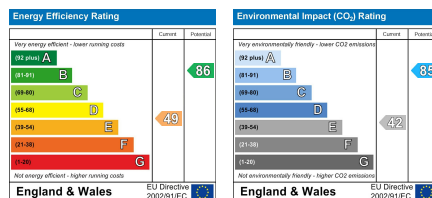
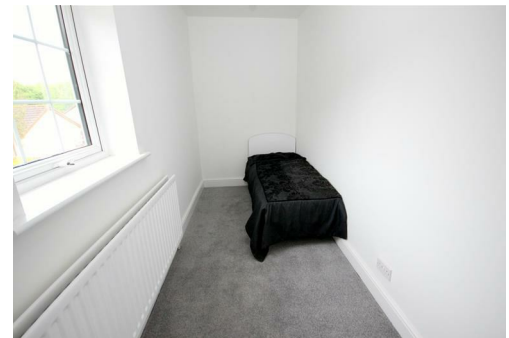
uPVC double glazed window, double radiator.

OUTSIDE

To the front of the property is a block paved car standing area. Another pleasing feature of this property is its private rear garden which has lawned and decking area with well established borders.

DIRECTIONS

Enter into Greatham Village and travel along the High Street, turn left onto The Drive, travel past the garden centre and take the first left into Ashfield Close, proceed to the end and continue down a private shared road.



106 York Road, Hartlepool, TS26 9DE

T: 01429 891100

E: info@robinsonshartlepool.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.