



**** AVAILABLE IMMEDIATELY ** UNFURNISHED **** A most impressive three bedroom mid terraced house which is within STROLLING DISTANCE TO THE SEAFRONT. The home benefits from a modern kitchen and bathroom, whilst further features include gas central heating via a combination boiler and part uPVC double glazing. The internal layout of the property briefly comprises: entrance vestibule with stairs to the first floor and access to the bay fronted family lounge with feature fire surround and electric fire. The kitchen/diner has been refitted with a quality range of cream wood units to base and wall level and includes a built-in oven, hob and extractor, whilst the rear lobby gives access to the yard and ground floor bathroom/WC which is fitted with a three piece white suite with chrome fittings. To the first floor are three bedrooms, the master bedroom benefitting from fitted wardrobes. Externally, to the rear of the property is an enclosed yard with raised flower bed. **LONG TERM LET AVAILABLE.**

UNFURNISHED/SMOKERS & PETS CONSIDERED

REQUIRED EARNINGS: Tenants £15,750pa; Guarantor, if required £18,900pa

BOND £525

Carlisle Street, Seaton Carew, TS25 1BL
3 Bed - House - Mid Terrace
£525 Per Calendar Month

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GROUND FLOOR

ENTRANCE VESTIBULE

Hardwood entrance door, staircase to first floor.

LOUNGE

15'4 into bay x 13'6 into alcove, overall (4.67m into bay x 4.11m into alcove, overall)

White 'traditional' style fire surround with conglomerate marble hearth and upstand area, flicker flame electric fire.

FITTED KITCHEN/DINER

9'9 x 17' overall (2.97m x 5.18m overall)

Fitted with a quality range of cream 'shaker' style base, wall and drawer units with 'butchers block' style working surfaces incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, matching 'chimney' style canopy housing illuminated recirculating fan above, tiling to splashback.

REAR LOBBY

Door to rear yard.

MODERN BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with chrome mains shower fitting over, pedestal wash hand basin, close coupled WC, impressive tiling to splashback.

FIRST FLOOR

LANDING

BEDROOM 1 (front)

7' x 12'3 overall (2.13m x 3.73m overall)

Fitted double wardrobe to either side of bed recess with matching storage cupboards over, walk-in storage cupboard.

BEDROOM 2 (front)

10'9 x 9'8 overall (3.28m x 2.95m overall)

Built-in cupboard housing wall mounted Ideal gas combination boiler.

BEDROOM 3 (rear)

6'11 x 7'6 overall (2.11m x 2.29m overall)

OUTSIDE

To the rear of the property is an enclosed yard with raised flower bed and gated access to rear.



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