



A modern three bedroom semi-detached property offered to the market for rent on an UNFURNISHED basis and AVAILABLE END OF JUNE . The home features an impressive upgraded kitchen and bathroom, whilst further benefitting from gas central heating and uPVC double glazing. In brief the internal layout comprises: entrance vestibule with stairs to the first floor and access to a spacious bay fronted family lounge with an attractive feature fire surround and electric fire. The kitchen features high gloss units to base and wall level and includes a built-in oven, hob and extractor, with further space for free standing appliances. The rear lobby gives access to an impressive ground floor bathroom with a three piece suite and chrome fittings, whilst to the first floor are three bedrooms. Externally is a low maintenance front garden with a shared driveway running alongside the property leading to the garage. The enclosed rear garden features lawn, patio and decked areas and includes a useful brick storage shed.

\* Photos are prior to the current tenant moving in.

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

REQUIRED EARNINGS: Tenants £18750pa; Guarantor, if required £22,500pa

BOND £625

**St. Joans Grove, Foggy Furze, TS25 5BN**  
**3 Bed - House - Semi-Detached**  
**£625 Per Calendar Month**

**ROBINSONS**  
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**GROUND FLOOR**

**ENTRANCE VESTIBULE**

Accessed via uPVC double glazed entrance door, fitted carpet, stairs to the first floor, convector radiator.

**LOUNGE**

**16'11 into bay x 12'2 (5.16m into bay x 3.71m)**

A spacious family lounge with uPVC double glazed bay window to the front aspect offering a good degree of natural light and featuring an attractive feature fire surround with chrome electric fire, fitted carpet, coving to ceiling, useful under stairs storage cupboard, television point, convector radiator.



**KITCHEN**

**12'3 x 9'9 narrowing to 8' (3.73m x 2.97m narrowing to 2.44m)**

Fitted with a modern range of high gloss units to base and wall level with brushed stainless steel handles and complementing roll-top work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring induction hob above, three speed 'chimney' style extractor over, brushed stainless steel splashback, fitted three drawer unit to base level, recess for free standing fridge/freezer, additional worktop with space below for washing machine and double unit above, 'laminated' effect vinyl flooring, inset spotlighting to ceiling, uPVC double glazed window to the rear aspect, convector radiator.



**REAR LOBBY**

uPVC double glazed door to the rear garden, uPVC double glazed window to the side aspect, 'laminated' effect vinyl flooring, door to:

**GROUND FLOOR BATHROOM/WC**

**8'11 x 5'3 (2.72m x 1.60m)**

Fitted with an impressive three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and chrome mains shower over with separate shower attachment, protective glass shower screen, modern wall mounted wash hand basin with chrome mixer tap and white gloss cabinet below, vanity mirror over, close coupled WC, modern tiling to splashback and flooring, two uPVC double glazed windows to the side aspect, chrome heated towel radiator, useful storage cupboard with Baxi gas central heating boiler.



**FIRST FLOOR**

**LANDING**

Fitted carpet, hatch to loft space, access to:

**BEDROOM 1**

**14'1 into bay x 10'6 (4.29m into bay x 3.20m)**

A good sized master bedroom with uPVC double glazed bay window to the front aspect, fitted carpet, convector radiator, useful over stairs storage cupboard ideal for use as a wardrobe.

**BEDROOM 2**

**11'7 x 8'4 (3.53m x 2.54m)**

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

**BEDROOM 3**

**7' x 6'5 (2.13m x 1.96m)**

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



**OUTSIDE**

The property features a low maintenance front garden with a brick boundary wall and wrought iron railings with matching gate and paved walkway to the property. A shared driveway running alongside the property leads to a detached garage. The generous enclosed rear garden features paved, pebbled, lawned and decked areas with fenced boundaries, brick storage shed and gated access.

**GARAGE**

A brick built garage with roller door to the front providing useful off street parking.

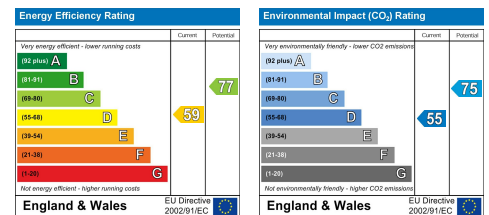
**NB**

Current photos are prior to the current tenant moving in.

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