



Nightingale Close, Spinnakers Reach, TS26 OHL
4 Bed - House - Detached
£1,250 PCM

Council Tax Band: E
EPC Rating: D
Tenure: Freehold

We are delighted to offer for rent on an unfurnished basis this stunning four bedroom detached house. It occupies a generous sized plot in the prestigious Spinnakers Reach development in Hartlepool. This 'executive' style home is warmed by gas fired central heating and has uPVC double glazing. Over recent years the Landlord has carried out many improvements which include quality refitted kitchen, en suite and bathroom fittings. The floor plan briefly comprises: long entrance hall, modern cloakroom/WC, spacious lounge with feature bay window and 'traditional' style fire surround, separate dining room, stunning kitchen/breakfast room which has been refitted with white 'gloss' style units and includes a built-in oven, hob and extractor, plus an integrated dishwasher and wine cooler, this in turn leads to a useful utility room. Located to the first floor are four good sized bedrooms, with the en suite shower room and family bathroom/WC being refitted with impressive white suites. Externally, to the front of the property is a lawned garden with a two car driveway leading to the double garage. The generous sized rear garden has an extensive lawned area with mature borders and provides a high degree of privacy as it is not directly overlooked.

UNFURNISHED/NO SMOKERS

REQUIRED EARNINGS: Tenants £37,500pa; Guarantor, if required £45,000pa

BOND £1,442





GROUND FLOOR

LONG ENTRANCE HALL

Entrance door with double glazed inserts, double radiator, 'oak' style laminate flooring, coved ceiling, personal door to garage.

MODERN CLOAKROOM/WC

Refitted with a two piece white suite comprising: 'vanity' style sink unit with mixer tap and pop-up waste, 'walnut' effect storage cupboard below, dual flush concealed WC, impressive tiling to splashback, complementing tiling to floor, uPVC double glazed opaque window, single radiator.

SPACIOUS LOUNGE (front) 18'4" into bay x 11'3" overal (5.59m into bay x 3.43m overal)

'Traditional' style fire surround with conglomerate marble hearth and upstand area, flicker flame electric fire, uPVC double glazed bay window, single radiator, double radiator, 'oak' style laminate flooring, coved ceiling, double opening doors to:

SEPARATE DINING ROOM (rear) 11'8" x 8'7" overall (3.56m x 2.64m overall)

Single radiator, 'oak' style laminate flooring, coved ceiling, double glazed patio door to rear garden.

STUNNING KITCHEN/BREAKFAST ROOM 12'7" x 9'1" plus 7'4" x 6'3" overall (3.86m x 2.77m plus 2.26m x 1.93m overall)

Well fitted with white 'gloss' style base, wall and drawer units with 'oak' style working surfaces in a 'U' shaped layout incorporating inset single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in electric oven below, canopy housing illuminated extractor fan above, integrated dishwasher, integrated wine cooler, under lighting to wall units, complementing tiling to splashback, 'oak' style laminate flooring, uPVC double glazed window, double radiator, glazed 'Georgian' style double opening door to hall, door to utility.

REFITTED UTILITY 5'1" x 5'4" overall (1.55m x 1.65m overall)

'Oak' style working surface with inset single drainer stainless steel sink unit with mixer tap, fitted wall unit, space for appliances with plumbing for automatic washing machine, 'oak' style laminate flooring, single radiator, door with double glazed centre panel to rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window, single radiator, built-in airing cupboard housing hot water cylinder.

LARGE BEDROOM 1 (front) 10'11" x 15'10" overall (3.33m x 4.83m overall)

Built-in mirror fronted sliding wardrobes, three uPVC double glazed windows giving plenty of natural light, single radiator.

REFITTED EN SUITE SHOWER ROOM/WC

Fitted with a three piece quality white suite comprising: double shower cubicle with sliding door, chrome mains shower fitting with extractor above, 'vanity' style sink unit with mixer tap, white 'gloss' style storage cupboard below, close coupled WC, beautiful tiling to splashback, tiling to floor, uPVC double glazed opaque window, single radiator, shaver point.

BEDROOM 2 (rear) 13'1" x 8'0" plus door recess, overall (3.99m x 2.44m plus door recess, overall)

Built-in mirror fronted sliding wardrobes, uPVC double glazed window, single radiator.

BEDROOM 3 (rear) 8'5" x 8'11" plus door recess, overall (2.59m x 2.72m plus door recess, overall)

Built-in mirror fronted sliding wardrobes, uPVC double glazed window, single radiator.

BEDROOM 4 (rear) 10'0" x 6'11" overall (3.05m x 2.13m overall)

uPVC double glazed window, single radiator.

OUTSTANDING BATHROOM/WC 5'6" x 8'2" overall (1.68m x 2.49m overall)

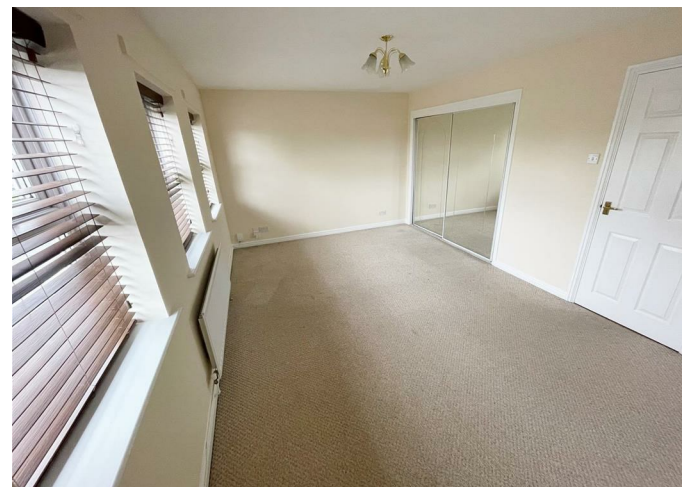
Refitted with a three piece quality white suite comprising: bath with tiled surround, mixer tap, chrome mains shower fitting above, 'vanity' style sink unit with mixer tap, white 'gloss' style storage cupboard below, close coupled WC, beautiful tiling to splashback, tiling to floor, uPVC double glazed opaque window, single radiator, extractor fan.

OUTSIDE

The front garden is open plan and laid mainly to lawn. A two car driveway leads to the double garage. The generous sized rear garden has an extensive lawned area with well established flower borders containing a wide variety of shrubs and flora, patio area, garden tap, gated access to side. The garden also enjoys a high degree of privacy as it is not directly overlooked.

DOUBLE GARAGE (part integral) 17'3" x 17'7" overal (5.26m x 5.36m overal)

Two up and over doors, power points and electric light fitting, wall mounted gas fired central heating boiler, personal door to rear garden.







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	67	80
	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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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