

**STUART  
EDWARDS**



**Duncan Road**  
, Hartlepool TS25 4ED

- Investment Opportunity
- Lounge/Dining Room
- Bathroom & Separate WC
- Gas CH & UPVC Double Glazing
- 3 Bedrooms
- Kitchen/Diner
- Gardens Front & Rear
- No Onward Chain

**Offers In The Region Of £95,000**



**Council Tax Band: A**  
**EPC Rating: D**

**Full Description**

Semi detached three bedroom with gardens front and rear. Situated off Brierton Lane and close to local schools and amenities. Excellent family home. Good sized kitchen/diner and lounge are just some of the benefits of this lovely property. GCH UPVC DG.

**UPVC Entrance Door**

**Hallway**

Radiator and stairs to first floor.

**Kitchen/Diner**

A range of eye level and base units with contrasting work surfaces, inset stainless steel sink unit with mixer tap, understairs storage cupboard, part tiled, cooker, fridge freezer, wall mounted boiler, radiator and UPVC door to rear garden

**Lounge/Dining Room**

Bow window, feature fireplace, radiator and laminate flooring

**First Floor Landing**

Access to loft space.

**Bedroom 1**

Radiator and storage cupboard with shelves

**Bedroom 2**

Radiator.

**Bedroom 3**

Radiator.

**Bathroom**

Panel Bath with shower over, pedestal wash hand basin and radiator.

**Separate Close Coupled WC**

**Externally**

Front garden mainly laid to lawn with paved pathways and gate provide access to the side. Whilst there's a lawn garden to the rear with a paved patio area.

**EPC**

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2919-9028-0100-0095-1202>

**Important Info**

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