

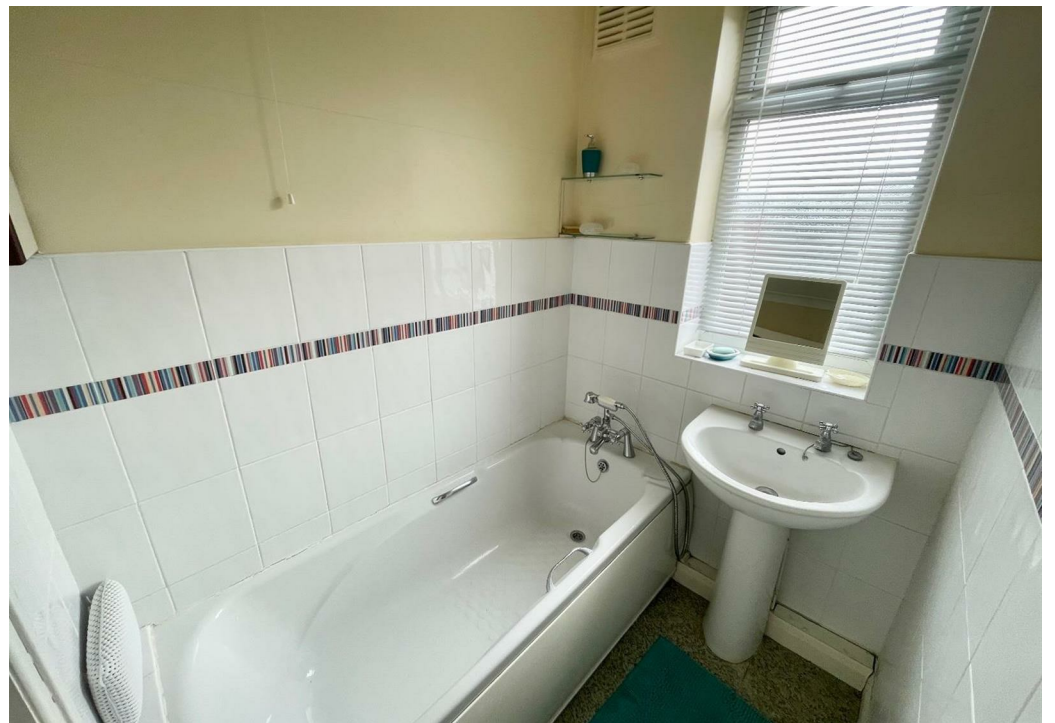


Windermere Road, TS25 5BS
3 Bed - House - End Terrace
£70,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Windermere Road, TS25 5BS

*** REDUCED *** CHAIN FREE *** A deceptively spacious three bedroom end terraced house benefitting from gas central heating and uPVC double glazing. Briefly comprising: entrance hallway, two reception rooms, fitted kitchen, a ground floor bathroom with separate WC and useful rear lobby. On the first floor are three bedrooms. Externally is a palisade to the front and an enclosed rear yard with workshop. Local shopping facilities are within easy strolling distance, with local schools a short distance away.

GROUND FLOOR

ENTRANCE HALL

uPVC double glazed glass panelled door, staircase to first floor, radiator.

LOUNGE

16'2 x 12' (4.93m x 3.66m)

uPVC double glazed bay window to front, radiator

DINING ROOM

10'3 x 10' (3.12m x 3.05m)

uPVC double glazed, glass panelled door to rear, radiator, under stairs storage.

FAMILY BATHROOM

White suite with panelled bath, pedestal wash hand basin, uPVC double glazed window to rear, airing cupboard, radiator.

KITCHEN

13'2 x 6'7 (4.01m x 2.01m)

Wall, base and drawer units with matching worktops, inset sink and drainer, free standing cooker, plumbing for washing machine and space for fridge/freezer, uPVC double glazed window to rear.

DOWNSTAIRS TOILET

Low level WC.

REAR LOBBY

Useful storage area, door opening onto the rear.

FIRST FLOOR LANDING

BEDROOM 1

14' x 13'9 (4.27m x 4.19m)

uPVC double glazed bay window to front, built-in wardrobes, radiator.

BEDROOM 2

11'8 x 8'1 (3.56m x 2.46m)

uPVC double glazed window to rear, built-in storage.

BEDROOM 3

8' x 7'8 (2.44m x 2.34m)

uPVC double glazed window to rear, radiator.

EXTERNALLY

Enclosed rear yard, large workshop with power and lighting.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Windermere Rd

Approximate Gross Internal Area
947 sq ft - 88 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

