



Kilwick Street, TS24 7QG
4 Bed - House - Mid Terrace
£90,000

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

***** REDUCED*** *** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A deceptively spacious and well proportioned FOUR BEDROOM mid terraced property offering accommodation spread over three floors with TWO RECEPTION ROOMS, modern upgraded bathroom and neutral decoration throughout. An ideal purchase for family requirements/possible investment opportunity, with further features including gas central heating and uPVC double glazing. The full layout comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to both reception rooms, the kitchen is fitted with units to base and wall level with a built-in oven, hob and extractor, the rear lobby gives access to the modern ground floor bathroom incorporating a three piece white suite and chrome fittings. To the first floor, from the half landing is access to bedroom three, the main landing gives access to bedrooms one and two, whilst stairs lead up to a generous fourth bedroom. Externally is a low maintenance, enclosed yard to the rear with gated access. Kilwick Street is situated between Elwick Road and Lister Street, with easy access to shops and amenities along York Road. VIEWING RECOMMENDED TO APPRECIATE THE SPACE ON OFFER.**





GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, internal door through to the entrance hall with glazed fanlight above.

ENTRANCE HALL

A deep entrance hall which incorporates a spindled staircase to the first floor with newel post and under stairs storage cupboard, fitted carpet, coving to ceiling, feature archway, double radiator.

FRONT LOUNGE

12'6 x 11'6 (3.81m x 3.51m)

A pleasant lounge with uPVC double glazed window to the front aspect, fitted carpet, dado rail, coving to ceiling, television point, double radiator.

REAR RECEPTION ROOM

11'6 x 10'2 (3.51m x 3.10m)

uPVC double glazed window looking out to the rear yard, fitted carpet, coving to ceiling, double radiator.

KITCHEN

10' x 8'1 (3.05m x 2.46m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with separate four ring electric hob and extractor hood over, tiling to splashback, recess with plumbing for washing machine, integrated fridge and freezer, five drawer unit to base level, wine rack to base level, uPVC double glazed window to the side aspect, vinyl flooring, wall mounted gas central heating boiler, single radiator.

REAR LOBBY

Double glazed composite door to the rear yard, vinyl flooring, access to:

GROUND FLOOR BATHROOM/WC

8'1 x 6' (2.46m x 1.83m)

Upgraded with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and chrome mains shower over with separate attachment, protective glass shower screen, inset wash hand basin with vanity cabinet below, concealed WC with matching white gloss back and vanity area above, low maintenance panelling to walls and ceiling, uPVC double glazed window to the side aspect, chrome heated towel radiator.

FIRST FLOOR

HALF LANDING

Fitted carpet, stairs to main landing access to bedroom three.

BEDROOM THREE

9'3 x 7'8 (2.82m x 2.34m)

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

MAIN LANDING

BEDROOM ONE

16'6 x 11'6 (5.03m x 3.51m)

A generous master bedroom with uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, useful storage cupboard, single radiator.

BEDROOM TWO

11'6 x 10'1 (3.51m x 3.07m)

uPVC double glazed window to the rear aspect, built-in storage cupboard to alcove, fitted carpet, single radiator.

SECOND FLOOR

BEDROOM FOUR

18'5 excl dormer window x 15'4 (5.61m excl dormer window x 4.67m)

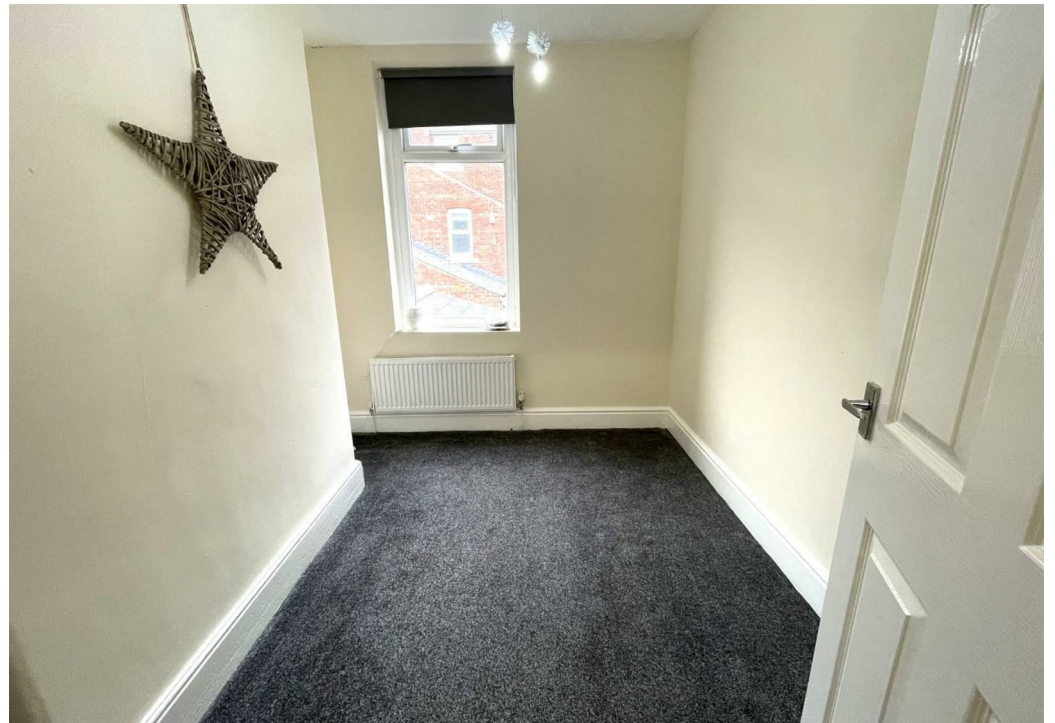
uPVC double glazed 'dormer' style window to the front aspect, attractive cast iron fire surround, fitted carpet, light and power points.

EXTERNALLY

The property features an enclosed yard to the rear with gated access.

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.



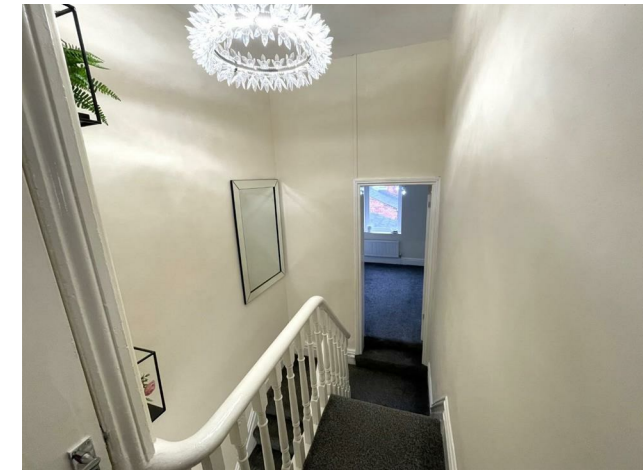
Kilwick Street
 Approximate Gross Internal Area
 1325 sq ft - 123 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(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. 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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