



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A conveniently located THREE BEDROOM mid terraced property on Stockton Road, close to amenities and only a short walk from Hartlepool town centre. The home would make an ideal purchase for a first time buyer or possible investment opportunity, with great potential and an internal viewing recommended. The accommodation features uPVC double glazing to most windows, composite entrance door and briefly comprises: entrance vestibule through to the bay fronted lounge which in turn leads through to the dining room, with further access to the ground floor bathroom and extended kitchen. To the first floor are three bedrooms and externally is a low maintenance palisade to the front and south westerly aspect paved rear garden with gated access and storage shed included.

Stockton Road, Hartlepool, TS25 1RP

3 Bed - House - Mid Terrace

£62,950

EPC Rating: G

Council Tax Band: A

Tenure: Freehold



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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, stairs to the first floor, glazed door through to:

BAY FRONTED LOUNGE

13'9" x 13' extending to 15' into bay (4.19m x 3.96m extending to 4.57m into bay)

A good sized lounge with a large uPVC double glazed bay window to the front aspect, feature fire surround with gas fire, access to:

DINING ROOM

11'2" x 8'7" (3.40m x 2.62m)

Ideally situated off the kitchen, whilst providing further access to the ground floor bathroom, under stairs storage cupboard, two glazed windows into kitchen.

GROUND FLOOR BATHROOM

8'7" x 5'4" (2.62m x 1.63m)

Fitted with a two piece suite comprising: cast iron panelled bath with dual taps, pedestal wash hand basin with dual taps, part tiled splashback, two built-in storage cupboards, wall mounted hot water boiler, glazed window into the kitchen.

EXTENDED KITCHEN

14'5" x 8'9" extending to 12'4" (4.39m x 2.67m extending to 3.76m)

Fitted with a range of units to base and wall level with roll-top work surfaces, single drainer stainless steel sink unit with mixer tap, space for free standing appliances, glazed windows, door to the rear garden, access to:

WC

Wall mounted WC, part tiled walls.

FIRST FLOOR

LANDING

Hatch to loft space, access to three bedrooms.

BEDROOM ONE

14' x 10'9" (4.27m x 3.28m)

Large uPVC double glazed window to the front aspect, storage cupboard with additional uPVC double glazed window.

BEDROOM TWO

10'8" x 9'9" (3.25m x 2.97m)

uPVC double glazed window overlooking the rear.

BEDROOM THREE

7'2" x 6'9" (2.18m x 2.06m)

uPVC double glazed window overlooking the rear.



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EXTERNALLY

The property features a low maintenance palisade to the front, with brick boundary wall and wrought iron railings. The enclosed rear 'courtyard' style garden enjoys a south westerly aspect and should, again, prove to be low maintenance being paved, with brick and fenced boundaries, whilst including a timber storage shed and gated access to the rear.

NB

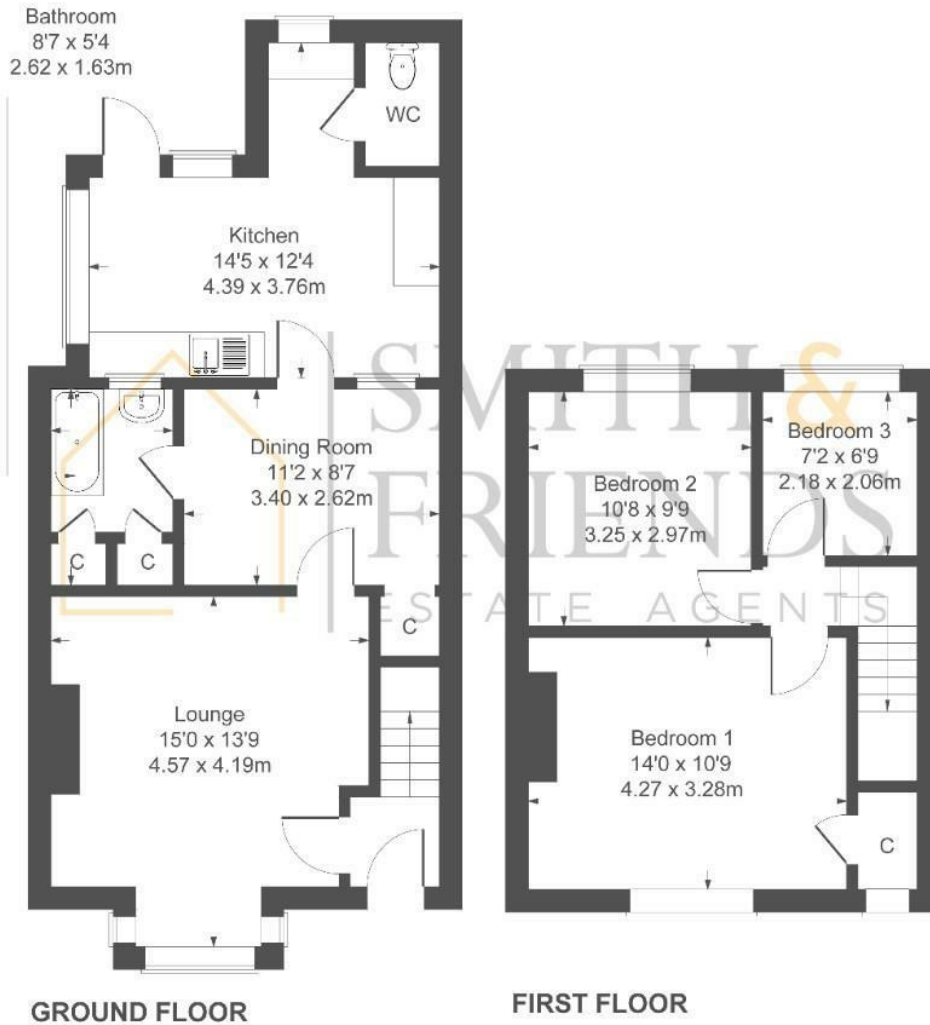
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Stockton Road

Approximate Gross Internal Area
941 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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 Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		17	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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