



**\*\* THREE BED DETACHED\*\* TWO RECEPTION ROOMS\*\* POPULAR HARTLEPOOL LOCATION\*\***

More details and photos to follow, please call Smith and Friends to book a viewing: 01429 891100

**Watercress Close, Hartlepool, TS26 0QY**

**3 Bedroom - House - Detached**

**£185,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: D**

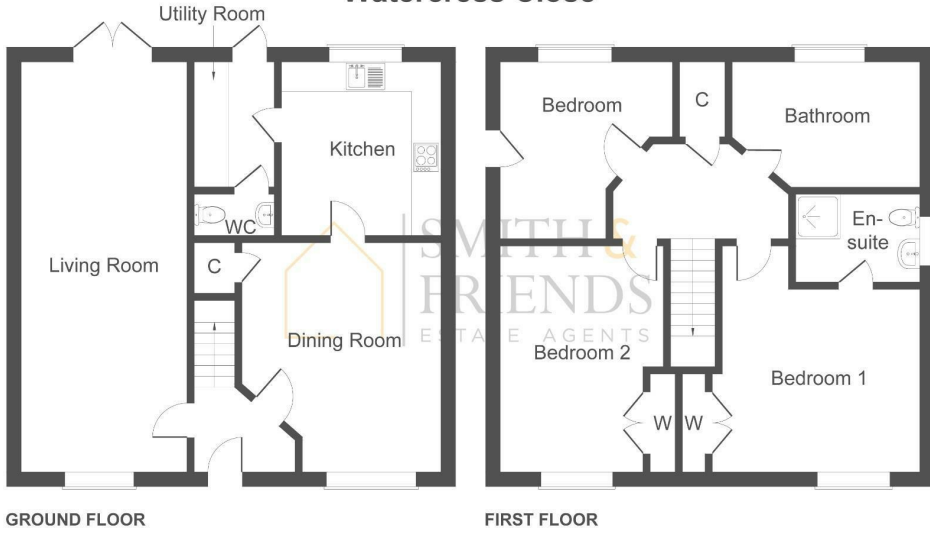


**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Watercress Close, Hartlepool, TS26 0QY



## Watercress Close



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	