



**\*\* NO CHAIN INVOLVED \*\* ATTENTION INVESTORS & FIRST TIME BUYERS \*\*** A tidy three bedroom mid terraced house , close to local amenities. It is warmed by gas central heating and has uPVC double glazing. The floor plan briefly comprises: entrance , lounge, dining kitchen with a range of wall, base and drawer units, rear lobby, family bathroom and separate toilet. To the first floor there are three bedrooms. ( two with built in storage.). Externally, to the rear of the property is an enclosed yard.

Everett Street, Hartlepool, TS26 0JA  
3 Bed - House - Mid Terrace  
Chain Free £55,000  
EPC Rating: E  
Council Tax Band: A  
Tenure: Freehold



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ESTATE AGENTS

# Everett Street, Hartlepool, TS26 0JA

## GROUND FLOOR

Entrance  
uPVC DG glass panelled door, staircase to first floor landing

Lounge  
13'5 x 11'10 (4.09m x 3.61m)  
uPVC DG glass panelled door, living flame coal effect gas fire and radiator.

Dining kitchen  
14'11 x 7'5 (4.55m x 2.26m)  
Wall, base and drawer units with matching worktops, inset sink and drainer, cooker point, washer, dryer and fridge, freezer included. uPVC DG window to rear

Rear lobby  
uPVC DG glass panelled door opening onto the rear yard.

Family Bathroom  
Panelled bath, with shower over and glass shower screens, pedestal wash hand basin. Co ordinated tiled wall, and uPVC DG window.

Separate Toilet  
Low level WC , uPVC DG window.

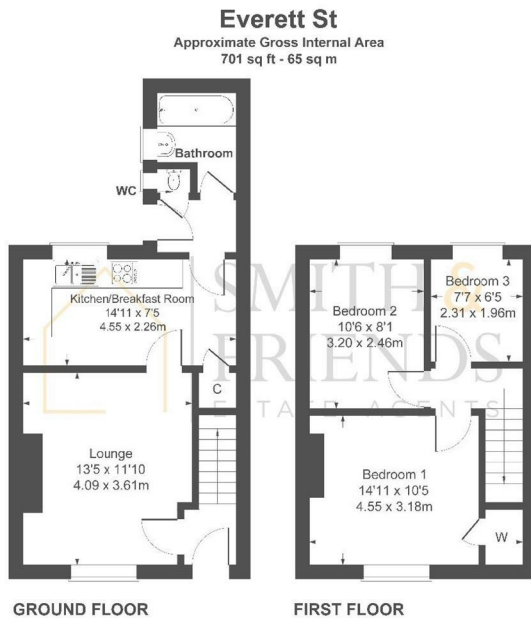
## FIRST FLOOR

Bedroom ( front)  
14'11 x 10'5 (4.55m x 3.18m)  
uPVC DG window , built in storage and radiator.

Bedroom ( rear)  
10'6 x 8'10 (3.20m x 2.69m)  
uPVC DG window , built in storage and radiator.

Bedroom 3  
7'7 x 6'5 (2.31m x 1.96m)  
uPVC DG window , and radiator.

Externally  
Enclosed rear yard with gated access and timber shed.



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, conveyancing and removal 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		
(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>			
		48	84
			EU Directive 2002/91/EC

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