



***** REDUCED*** ** NO CHAIN INVOLVED ***** A spacious **THREE BEDROOM** mid terraced property occupying a pleasant position on Miller Crescent with a **SOUTH WEST FACING REAR GARDEN**. The home would make an ideal purchase for a first time buyer, young family or possible investment opportunity, with features including gas central heating, double glazing and recently upgraded shower room. The internal layout comprises: entrance hall with stairs to the first floor and access to the family lounge, the dining room incorporates patio doors to the rear garden and access to the kitchen. To the first floor are three bedrooms and a modern shower room with separate WC. Externally are well cared for gardens to the front and rear, the rear garden benefits from a useful brick outhouse and south west facing aspect. Miller Crescent is situated just off King Oswy Drive close to Barnard Grove Primary School and St Hild's Church Of England School.

Miller Crescent, Hartlepool, TS24 9QZ

3 Bedroom - House - Mid Terrace

£82,500

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



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GROUND FLOOR

ENTRANCE HALL

Accessed via panelled entrance door with attractive glazed panel and double glazed side screen, stairs to the first floor, fitted carpet, dado rail, coving to ceiling, convector radiator.

LOUNGE

14'7 x 13'2 (4.45m x 4.01m)

Large double glazed window to the front aspect, stone fire surround with inset chrome electric fire, fitted carpet, dado rail, coving to ceiling, double radiator.

DINING ROOM

9'8 x 7'10 (2.95m x 2.39m)

Ideally situated off the kitchen, whilst incorporating double glazed patio doors to the rear garden, useful under stairs storage cupboard, fitted carpet, dado rail, single radiator.

KITCHEN

9'9 x 8' (2.97m x 2.44m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, tiled splashback, recess for cooker, brushed stainless steel splashback, space for further free standing appliances, double glazed window to the rear aspect, double glazed door to the rear, vinyl flooring, single radiator.

FIRST FLOOR

LANDING

Fitted carpet, dado rail, coving to ceiling, hatch to loft space.

BEDROOM ONE

15'4 x 9'5 (4.67m x 2.87m)

A good size master bedroom with double glazed window to the front aspect, storage cupboard, fitted carpet, single radiator.

BEDROOM TWO

9' x 12'3 (2.74m x 3.73m)

Double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM THREE

12'5 x 6'5 (3.78m x 1.96m)

Double glazed window to the front aspect, fitted carpet, single radiator.

SHOWER ROOM

5'6 x 4'11 (1.68m x 1.50m)

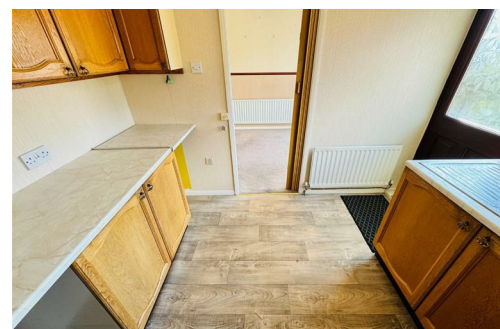
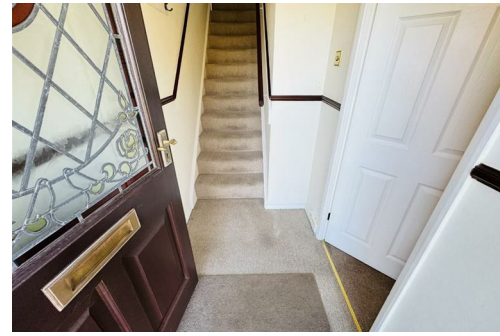
Fitted with a modern two piece suite and chrome fittings comprising: shower with chrome frame, glass panelled sliding door and chrome overhead shower with separate attachment, inset wash hand basin with chrome mixer tap and vanity drawers below, attractive tiled walls, double glazed window to the rear, vinyl flooring, heated towel radiator.

SEPARATE WC

Fitted with a white WC with concealed back and vanity area above, matching part tiled walls, vinyl flooring, double glazed window to the rear aspect.

EXTERNALLY

To the front is a low maintenance garden with lawn and paved path. The enclosed rear garden enjoys a south westerly aspect, with patio, lawn, planted border, fenced boundaries and useful brick outhouse.



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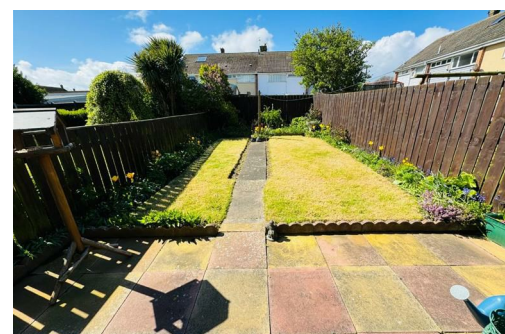


NB 1

A shared passageway to the side of the property gives access to the rear of the property.

NB 2

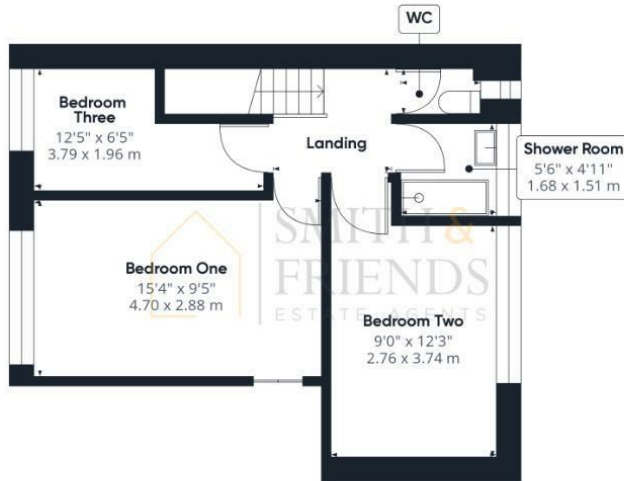
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
789.3 ft²
73.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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		
	64	79

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. We 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.

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