



A superb first time buyer or investment home situated in a popular part of town close to local amenities and transport links. Vastly improved two bedroom mid terraced property. The accommodation has undergone a full refurbishment and benefits from a modern contemporary feel which boasts a new bathroom and kitchen. Other features include uPVC double glazing and gas central heating.

The accommodation comprises of: entrance lobby via uPVC entrance door, lounge, a modern kitchen with a range of fitted units and family bathroom. To the first floor are three bedrooms, both of a decent size. Viewing comes highly recommended and is essential to fully appreciate the property.

Colenso Street, Hartlepool, TS26 9BD
3 Bed - House - Mid Terrace
£60,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



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Colenso Street, Hartlepool, TS26 9BD

GROUND FLOOR

ENTRANCE

uPVC double glazed door into the lounge.

LOUNGE 15'4 x 15'2 (4.67m x 4.62m)

uPVC double glazed window to front, living flame white 'pebble' effect electric fire with modern surround, radiator.

KITCHEN 12'8 x 6'9 (3.86m x 2.06m)

Fitted with a range of wall, base and drawer units with contrasting worktops and co-ordinated splashback tiling, inset sink and drainer with mixer tap, cooker point, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window and uPVC double glazed glass panelled door opening onto the rear yard.

INNER HALLWAY

Staircase to first floor landing.

FAMILY BATHROOM/WC

White and chrome suite with panelled bath, wash hand basin, vanity storage, low level WC, uPVC double glazed window to rear, radiator.

FIRST FLOOR

BEDROOM 1 (front) 14'9 x 12'4 (4.50m x 3.76m)

uPVC double glazed window to front, radiator.

BEDROOM 2 (rear) 8'7 x 7'5 (2.62m x 2.26m)

uPVC double glazed window to rear, radiator.

BEDROOM 3 10'3 x 8'2 (3.12m x 2.49m)

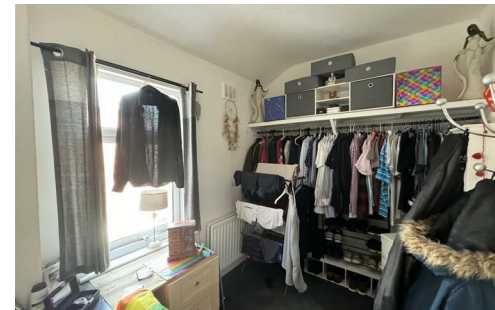
uPVC DG window and radiator

EXTERNALLY

Enclosed rear garden.

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.



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			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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