



*****REDUCED*****An extremely spacious five bedroom mid terraced house which is offered with NO UPPER CHAIN. It is located in the historic part of the Headland amongst other similar late Victorian built properties in a quiet residential area. The Town Moor and seafront are within walking distance, as are local shopping facilities and friendly local public houses. The property offers lots of potential and due to its size has a versatile layout as it is spread over three floors. Briefly comprising: entrance vestibule, long entrance hall, two good sized reception rooms, the lounge having a large bay window to the front aspect, modern fitted kitchen with a range of integrated appliances. Located to the first floor are three bedrooms, plus a four piece family bathroom/WC. To the second floor are two further bedrooms and a useful storage room. Externally, to the front is a small, easily maintainable garden giving some privacy from pedestrian passers by, whilst to the rear of the property is an enclosed yard which has a sunny aspect. Benefitting from gas central heating (we understand from the owner the boiler was installed in 2022) and part uPVC double glazing. This generous sized property comes with internal viewing highly recommended.

Gladstone Street, Hartlepool, TS24 0PE

5 Bed - House - Mid Terrace

£190,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE VESTIBULE

Entrance door, glass panelled door into the hallway.

HALLWAY

Spindle staircase to first floor landing, radiator, access to all ground floor rooms.

LOUNGE

15'3 x 14'7 (4.65m x 4.45m)

Double glazed bay window to front, living flame 'coal' effect gas fire with surround, radiator.

SECOND RECEPTION ROOM

14'1 x 12'1 (4.29m x 3.68m)

uPVC double glazed window to rear, living flame 'coal' effect gas fire with surround, radiator.

BREAKFAST KITCHEN

18'2 x 8'10 (5.54m x 2.69m)

Fitted with a range of modern 'shaker' style wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, gas hob with illuminating extractor and fan assisted oven, integrated dishwasher, washing machine and fridge freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto the rear yard.

HALF LANDING

Door into bathroom, uPVC double glazed window.

FAMILY BATHROOM/WC

Panelled corner bath, separate shower cubicle with wall mounted shower, pedestal wash hand basin, wash hand basin with vanity storage, low level WC, co-ordinated tiled splashback and flooring, radiator, uPVC double glazed window.

FIRST FLOOR LANDING

BEDROOM (front)

15'2 x 12'3 (4.62m x 3.73m)

Double glazed bay window to front, radiator.

BEDROOM (rear)

14' x 10'11 (4.27m x 3.33m)

Two uPVC double glazed windows to rear, built-in storage, radiator.

BEDROOM (front)

10'10 x 6'5 (3.30m x 1.96m)

uPVC double glazed window to front, radiator.

SECOND FLOOR LANDING

uPVC double glazed window, access to bedrooms.

BEDROOM (front)

15'3 x 10'10 (4.65m x 3.30m)

uPVC double glazed window to front, cast iron fire with surround, built-in storage, radiator.



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BEDROOM (rear)

14' x 10'11 (4.27m x 3.33m)

uPVC double glazed window to rear, cast iron fire with surround, built-in storage, radiator.

STOREROOM (front)

11'4 x 6' (3.45m x 1.83m)

Radiator.

EXTERNALLY

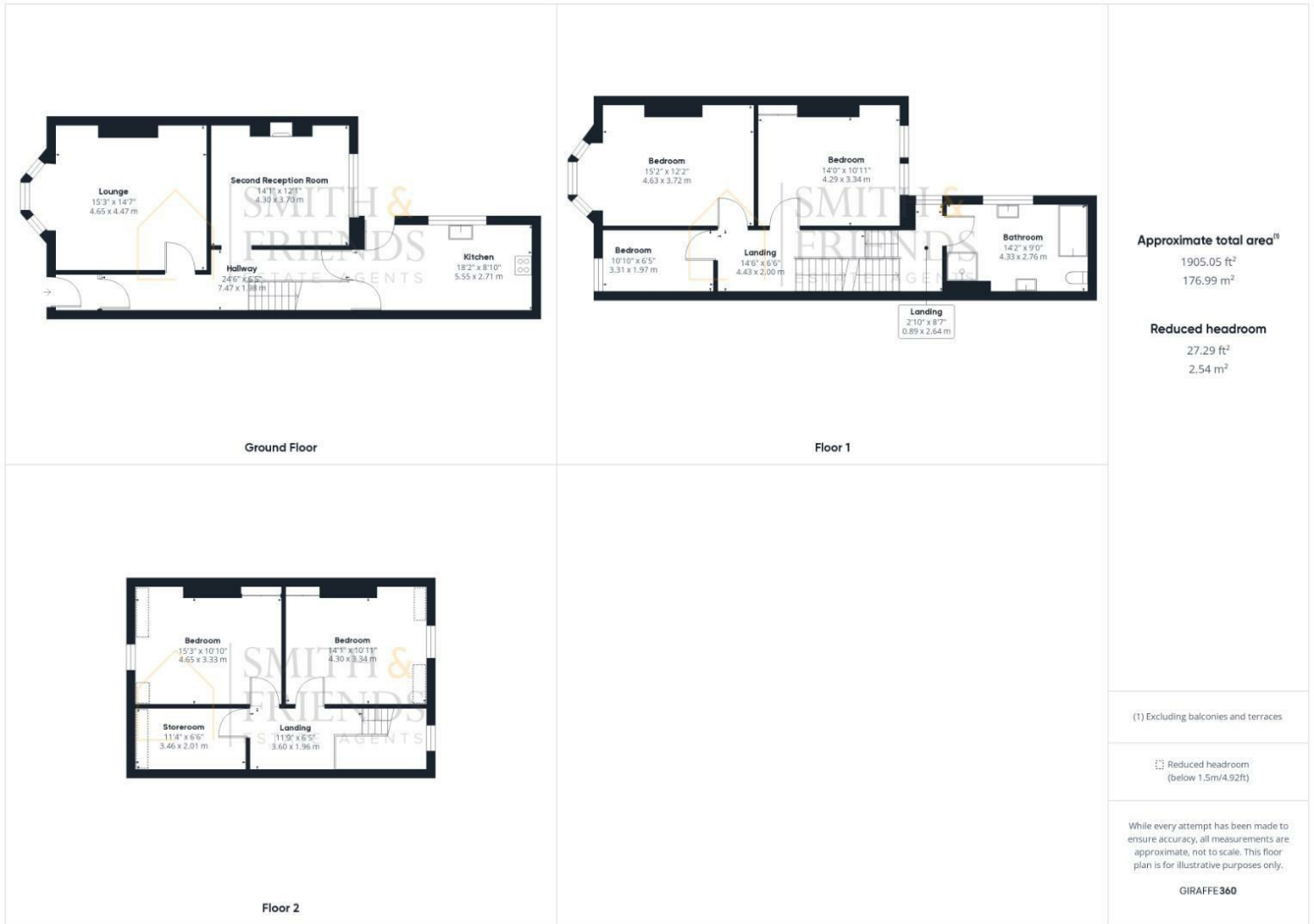
Externally is a pleasant 'courtyard' style garden to the front, ideal for entertaining, with an enclosed private yard at the rear.

NB

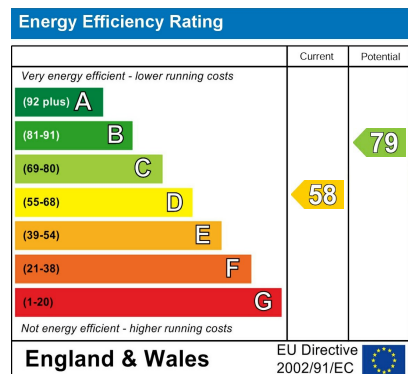
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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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.



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