



A deceptively spacious three bedroom mid terraced property offering accommodation spread over three floors. The home features two reception rooms and a first floor bathroom, whilst further benefitting from gas central heating and uPVC double glazing. The full layout comprises: entrance hall with stairs to the first floor, lounge, rear reception room and kitchen. To the first floor, from the half landing is access to the bathroom which is fitted with a three piece white suite. The main landing gives access to both bedrooms, with a closed off staircase leading to an extremely spacious third bedroom measuring over 24ft. in length. Externally is an enclosed yard at the rear, with up and over access door. Hartlepool town centre is within a short stroll of the property.

Kilwick Street, Hartlepool, TS24 7QG
3 Bed - House - Mid Terrace
£75,000
EPC Rating: E
Council Tax Band: A
Tenure: Freehold



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Kilwick Street, Hartlepool, TS24 7QG



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
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			77
			43
			77

EU Directive 2002/91/EC

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