

**** CHAIN FREE ** IDEAL INVESTMENT PROPERTY **** A spacious four bedroom mid terraced house. It is located in the historic part of the Headland, with the Town Moor and seafront within walking distance, as are local shopping facilities and friendly local public houses. The property offers lots of potential due to its size and 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, and a modern fitted kitchen with a range of integrated appliances. Located to the first floor are three bedrooms, plus a family bathroom/WC. To the second floor is bedroom four, with an en-suite shower room. Externally, to the rear of the property is an enclosed yard. This generous sized property comes with internal viewing highly recommended.

Durham Street, Hartlepool, TS24 0HE

4 Bed - House - Mid Terrace

£135,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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GROUND FLOOR

ENTRANCE

uPVC double glazed glass panelled door.

HALLWAY

Spindle staircase to first floor landing, radiator, under stairs storage cupboard.

LOUNGE

14'4 x 13'5 (4.37m x 4.09m)

Double glazed window, radiator.

DINING ROOM

12'6 x 12'2 (3.81m x 3.71m)

Double glazed window, radiator.

BREAKFAST KITCHEN

12'11 x 8'7 (3.94m x 2.62m)

Fitted with a range of wall and base units with contrasting work surfaces, sink and drainer unit, electric hob and oven, plumbing for washing machine, space for fridge and freezer, double glazed window to the rear, uPVC door opening to the rear yard.



FIRST FLOOR

BEDROOM 1

13'5 x 13'4 (4.09m x 4.06m)

Double glazed window to front, radiator.

BEDROOM 2

12'7 x 12'6 (3.84m x 3.81m)

Double glazed window to rear, radiator.



BEDROOM 3

9'5 x 6'2 (2.87m x 1.88m)

Double glazed window to front, radiator.

FAMILY BATHROOM/WC

9'5 x 7'6 (2.87m x 2.29m)

Fitted with a four piece white and chrome suite comprising: low level WC, wash hand basin with vanity storage, panelled bath and separate cubicle with electric shower; double glazed window, radiator.



SECOND FLOOR

BEDROOM 4

15'10 x 9'3 (4.83m x 2.82m)

Double glazed window to front, radiator.

EN-SUITE SHOWER ROOM/WC

Fitted with a white and chrome suite comprising: low level WC, wash hand basin, walk-in shower.



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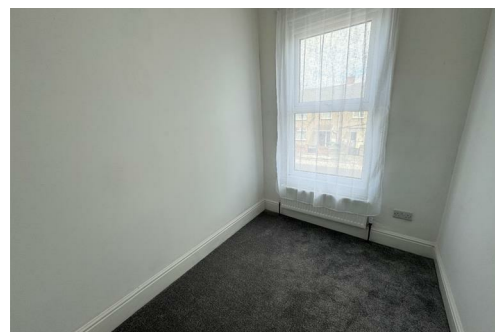


EXTERNALLY

To the rear of the property is an enclosed yard with gated access.

NB

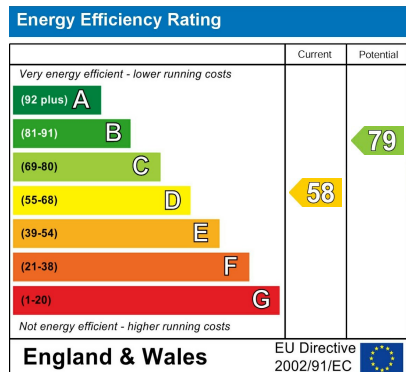
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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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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