

\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A well positioned THREE BEDROOM mid terraced property which would make an ideal purchase for a first time buyer or possible investment opportunity with features including gas central heating and uPVC double glazing. The home is well situated within walking distance of Seaton Carew's popular sea front and offers a great opportunity for those looking to add their own personal touch. The internal layout comprises; entrance vestibule through to the bay fronted lounge which in turn leads through to the kitchen and ground floor shower room. To the first floor are three good size bedrooms and externally is a small front garden and enclosed courtyard with external storage to the rear. Holy Trinity Primary School, Elizabeth Way shops and local transport links are within a short stroll of the property. An internal viewing comes recommended to appreciate the home's full potential.

**Station Lane, Hartlepool, TS25 1BN**

**3 Bed - House - Mid Terrace**

**£89,950**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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ESTATE AGENTS

## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, stairs to the first floor, convector radiator.

### LOUNGE

uPVC double glazed bay window to the front aspect, brick fire surround with gas fire, picture rail, convector radiator.

### KITCHEN

Fitted with a range of units to base and wall level with roll top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, tiled splashback, recess for gas cooker, shelved under stairs recess, uPVC double glazed window to the rear, uPVC double glazed door to the rear, gas central heating boiler, access to;

### GROUND FLOOR SHOWER ROOM

Walk in shower area with electric shower, pedestal wash hand basin with dual taps, low level WC, tiled splashback, non slip flooring, uPVC double glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

Access to three bedrooms.

### BEDROOM ONE

Wall to wall wardrobes, uPVC double glazed window to the front aspect, over stairs storage cupboard with additional uPVC double glazed window to the front aspect accessed via mirror fronted sliding doors, convector radiator.

### BEDROOM TWO

uPVC double glazed window to the rear aspect, convector radiator.

### BEDROOM THREE

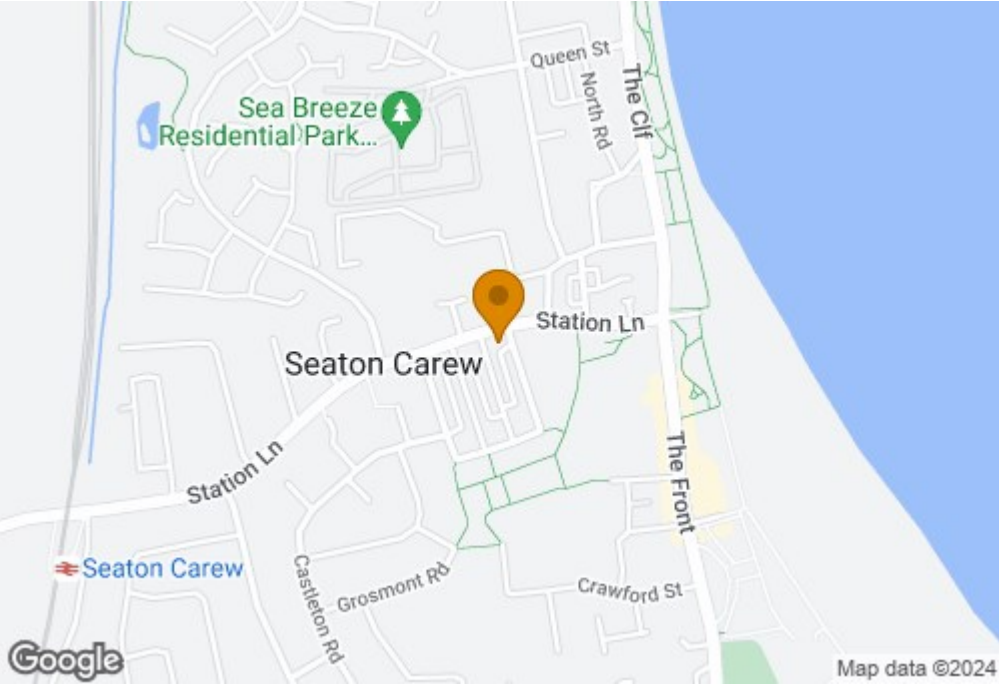
uPVC double glazed window, convector radiator.

### EXTERNALLY

The property features a low maintenance front garden and an enclosed yard to the rear with external storage and gated access.



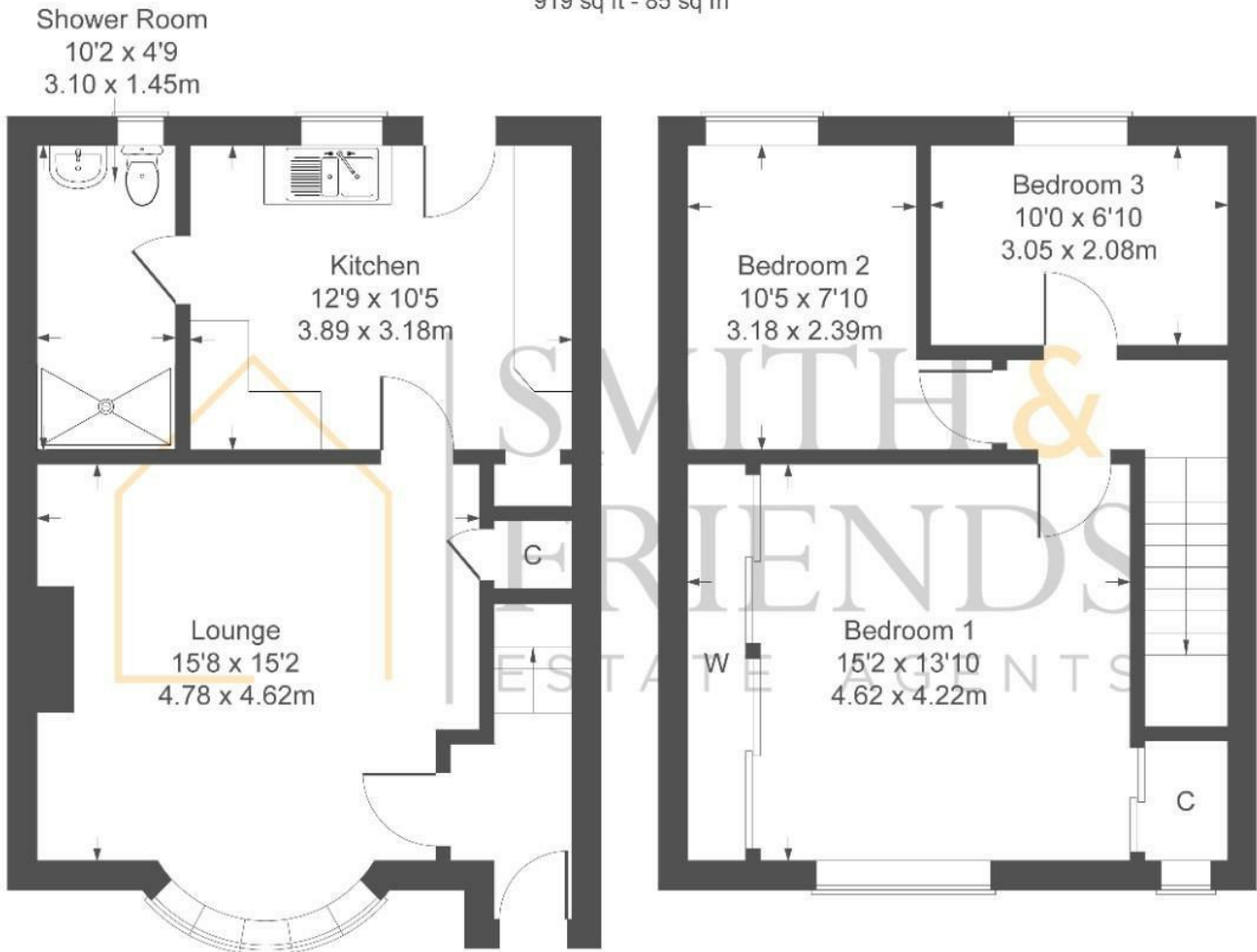
Station Lane, Hartlepool, TS25 1BN



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## Station Lane

Approximate Gross Internal Area  
919 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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