



A generously proportioned TWO BEDROOM semi detached property with GARAGE located in the King Oswy area of Hartlepool. The home would make an ideal purchase for a first time buyer, young family or possible investment opportunity. Well presented throughout, an internal viewing comes recommended. The accommodation is warmed by GCH and features uPVC double glazing throughout. Briefly comprising: entrance hall with stairs to the first floor and access to the family lounge, opening into the dining kitchen and then conservatory. To the first floor are two double bedrooms and a modern white and chrome family bathroom. Externally are low maintenance front and rear gardens, double garage and double driveway.

Miller Crescent, Hartlepool, TS24 9QZ

2 Bed - House

£115,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



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ENTRANCE HALLWAY

uPVC DG glass panelled door, staircase to first floor.

GROUND FLOOR

LOUNGE

14'4 x 13'2 (4.37m x 4.01m)

uPVC DG window to front, radiator and glass panelled doors into the dining kitchen.

DINING KITCHEN

KITCHEN- 9'9 x 7'11 : wall, base and drawer units with contrasting worktops, inset sink and drainer, gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine and space for fridge and freezer. uPVC DG window to rear.

DINING AREA - 9'9 x 7'9 : uPVC DG French doors opening into the conservatory.

CONSERVATORY

10'11 x 7'2 (3.33m x 2.18m)

uPVC DG French doors opening into the rear garden

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

16'11 x 11'5 (5.16m x 3.48m)

uPVC DG window, built in storage and radiator.

BEDROOM 2 (REAR)

12'2 x 9' (3.71m x 2.74m)

uPVC DG window and radiator

FAMILY BATHROOM

Modern white and chrome suite with panelled bath and shower over, pedestal wash hand basin and low level WC. uPVC DG window and radiator.

EXTERNALLY

Enclosed rear garden is laid to lawn with patio area and access to garage. The open plan front garden is laid to lawn with double driveway leading to the double garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		53	68
		EU Directive 2002/91/EC	

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.

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