



***** REDUCED *** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A conveniently situated **TWO BEDROOM** mid terraced property on Raby Road, close to schools and amenities. The home offers well proportioned accommodation, with features including gas central heating and uPVC double glazing. An ideal purchase for a first time buyer, those looking to downsize or possible investment opportunity, with a layout which briefly comprises: entrance vestibule with stairs to the first floor, good size front lounge with fire surround, dining room with French doors to the rear garden, kitchen with built-in oven, hob and extractor included, two generous bedrooms and a spacious bathroom incorporating a three piece white suite. Externally the property is set back, with lawned front garden and the potential for off street parking. The pleasant enclosed rear garden enjoys a westerly aspect and should prove to be a suntrap in the summer months. Jesmond Gardens Primary and Dyke House School are within a short stroll of the property, whilst shops, amenities and local transport links are easily accessible. **VIEWING RECOMMENDED.**

Raby Road, Hartlepool, TS24 8JT
2 Bedroom - House - Mid Terrace
£69,950
EPC Rating: D
Tenure: Freehold
Council Tax Band: A



SMITH &
FRIENDS
ESTATE AGENTS

Raby Road, Hartlepool, TS24 8JT

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, stairs to the first floor, fitted carpet, single radiator.

FRONT LOUNGE

13' x 12'6 (3.96m x 3.81m)

A good size lounge with uPVC double glazed bay window to the front aspect, modern laminate flooring, fire surround, under stairs storage cupboard, single radiator.

DINING ROOM

8' x 7'6 (2.44m x 2.29m)

uPVC double glazed French doors to the rear garden, archway into the kitchen, tiled flooring, convector radiator.

KITCHEN

8' x 9'6 (2.44m x 2.90m)

Fitted with a range of units to base and wall level with 'marble' effect work surfaces, incorporating an inset one and half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven, hob and extractor, tiled splashback and flooring, space for washing machine and dryer, glass fronted display cabinets to eye level, matching drawer units to base level, uPVC double glazed window to the rear.

FIRST FLOOR

LANDING

Fitted carpet, coving to ceiling, hatch to loft space, access to both bedrooms and bathroom.

BEDROOM ONE

10 x 14'3 (3.05m x 4.34m)

A generous master bedroom with two uPVC double glazed windows to the front aspect, fitted carpet, single radiator.

BEDROOM TWO

11' x 9'4 (3.35m x 2.84m)

A good size second bedroom with uPVC double glazed window overlooking the rear garden, built-in storage cupboard, gas central heating boiler, fitted carpet, single radiator.

BATHROOM/WC

8' x 7'7 (2.44m x 2.31m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, tiled walls, laminate flooring, uPVC double glazed window to the rear aspect, coving to ceiling, convector radiator.



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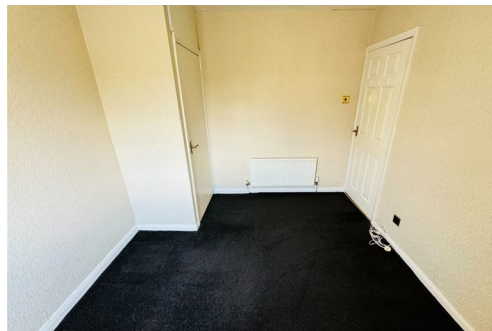


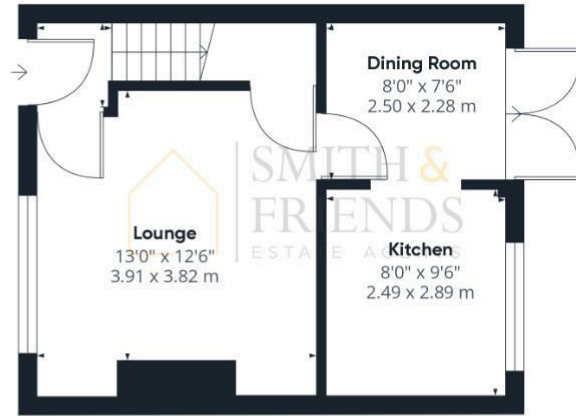
EXTERNALLY

The property is set back from the road, with lawned front garden and the potential for off street parking with double wrought iron gates. The pleasant enclosed rear garden enjoys a westerly aspect and should prove to be a suntrap in the summer months. The rear garden has a good degree of privacy with lawn, patio and planted areas. A gate opens to a shared passage at the side.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
685.45 ft²
63.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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		EU Directive 2002/91/EC	

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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. We 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.

