



***** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A pleasantly positioned **THREE BEDROOM** mid terrace property, close to both schools and amenities. The home is in need of upgrading yet offers great potential to a prospective buyer and comes with an internal viewing recommended. An ideal first time purchase or possible investment opportunity, with a layout which briefly comprises: entrance vestibule with stairs to the first floor, bay fronted lounge, dining/kitchen, ground floor bathroom, rear lobby/utility area, separate WC and three first floor bedrooms. Situated in a block of three, with a well stocked front garden, whilst the enclosed rear garden should prove to be low maintenance and enjoys a southerly aspect. St Aidan's Primary and St Cuthbert Primary School are located within a short stroll.

Stockton Road, Hartlepool, TS25 5AZ

3 Bedroom - House - Mid Terrace

£82,950

EPC Rating: F

Tenure: Freehold

Council Tax Band: B



Stockton Road, Hartlepool, TS25 5AZ



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via glazed entrance door, stairs to the first floor, access to:

FRONT LOUNGE

15'5 x 12'2 (4.70m x 3.71m)

uPVC double glazed window to the front aspect, picture rail, marble hearth, wall mounted electric storage heater, access to:

DINING/KITCHEN AREA

10'2 x 9'5 (3.10m x 2.87m)

Double unit to base level with an inset single drainer stainless steel sink unit with tiled splashback, fitted worktop with eye-level unit above, electric storage heater below, under stairs storage cupboard, uPVC double glazed window to the rear aspect, 'laminated' effect vinyl flooring, shelved pantry, glazed door to:

REAR LOBBY/UTILITY

8'6 x 6'8 (2.59m x 2.03m)

Door to the rear garden, two windows, space for free standing appliances, storage/coal house, access to:

SEPARATE WC

Wall mounted WC, glazed window to the rear aspect, part tiled walls.

GROUND FLOOR BATHROOM

9'5 x 4'7 (2.87m x 1.40m)

Fitted with a two piece suite comprising: cast iron panelled bath with dual taps, pedestal wash hand basin with dual taps, part tiled splashback, uPVC double glazed window to the rear aspect, storage cupboard with tank.

FIRST FLOOR

LANDING

Access to three bedrooms, hatch to loft space.

BEDROOM ONE

14'2 x 14'1 (4.32m x 4.29m)

A good size master bedroom with uPVC double glazed bay window to the front aspect, fire surround, picture rail, walk-in storage cupboard with additional uPVC double glazed window to the front aspect.

BEDROOM TWO

11'8 x 8'8 (3.56m x 2.64m)

uPVC double glazed window to the rear aspect, picture rail.

BEDROOM THREE

8' x 7'4 (2.44m x 2.24m)

uPVC double glazed window to the rear aspect, picture rail.

EXTERNALLY

The property is set back from the road, with an established front garden (in need of some attention). A shared passage to the side of the property leads through to the enclosed rear garden which is predominantly paved, whilst enjoying a southerly aspect.

NB 1

Please note gas to the property has been disconnected.

NB 2

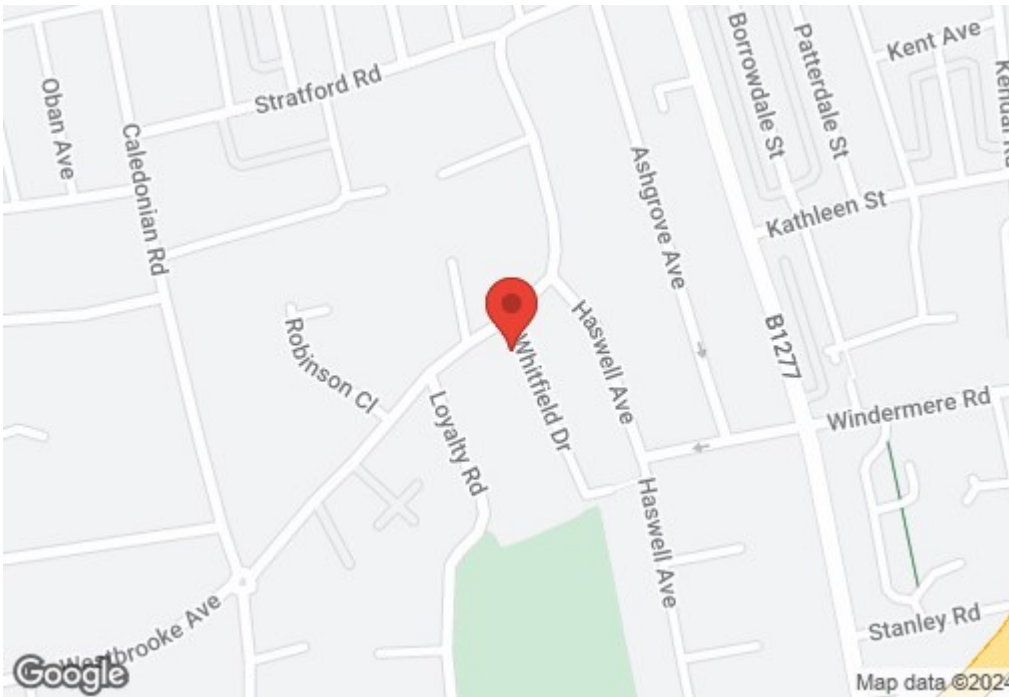
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Stockton Road, Hartlepool, TS25 5AZ



SMITH &
FRIENDS
ESTATE AGENTS

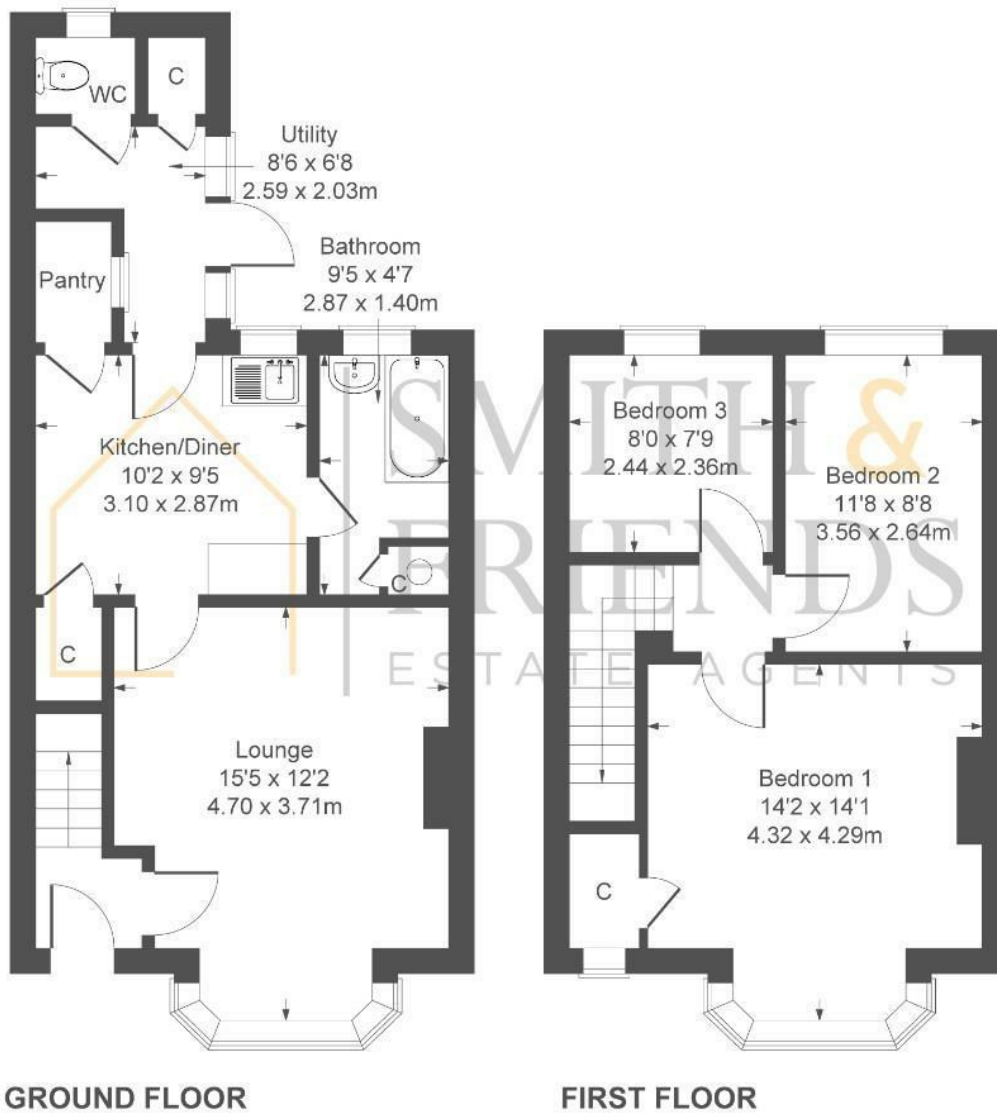


www.smith-and-friends.co.uk

Stockton Road, Hartlepool, TS25 5AZ

Stockton Road

Approximate Gross Internal Area
879 sq ft - 82 sq m



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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 75 |
| (55-68) D | | | |
| (39-54) E | | 32 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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. 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.

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS