



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A pleasantly positioned THREE BEDROOM mid terraced property overlooking Park Square, whilst benefitting from a generous rear garden. The home offers accommodation ideal for variety of buyers, with great potential and internal viewing recommended. The home is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor, two connecting reception rooms, kitchen, three bedrooms and first floor bathroom incorporating a three piece white suite. Externally is a low maintenance palisade to the front and a generous enclosed rear garden with lawn and patio areas. The home is well situated for Sacred Heart Primary School and close to amenities. An ideal purchase for a first time buyer or possible investment opportunity. VIEWING RECOMMENDED.

Jesmond Road, Hartlepool, TS26 0HN

3 Bed - House - Mid Terrace

£69,950

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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GROUND FLOOR

ENTRANCE HALL

Accessed via glazed entrance door with fanlight above, laminate flooring, stairs to the first floor, access to:

LOUNGE AREA

11'1 into bay x 10'10 into alcove (3.38m into bay x 3.30m into alcove)

uPVC double glazed curved bay window to the front aspect, part panelled wall, convector radiator.

DINING AREA

11'11 x 11'1 into alcove (3.63m x 3.38m into alcove)

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

INNER PASSAGE

Under stairs storage cupboard, convector radiator, access to kitchen.

KITCHEN

13'1 x 7' (3.99m x 2.13m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, space for free standing fridge/freezer, recess for washing machine, recess for additional appliance, two uPVC double glazed windows, uPVC double glazed door to the rear garden.

FIRST FLOOR

HALF LANDING

Stairs to the main landing, access to family bathroom.

BATHROOM/WC

8' x 7'10 (2.44m x 2.39m)

Fitted with a three piece suite and chrome fittings comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, storage cupboard with gas central heating boiler, uPVC double glazed window to the side aspect, convector radiator, hatch to loft space.

MAIN LANDING

Built-in storage cupboard, convector radiator, access to:

BEDROOM ONE

10'11 x 10'7 (3.33m x 3.23m)

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

BEDROOM TWO

10'10 x 10'2 (3.30m x 3.10m)

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

BEDROOM THREE

7'11 x 6' (2.41m x 1.83m)

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



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EXTERNALLY

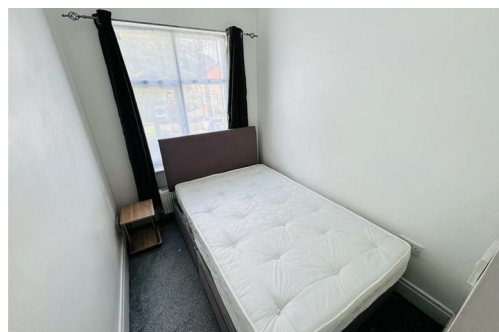
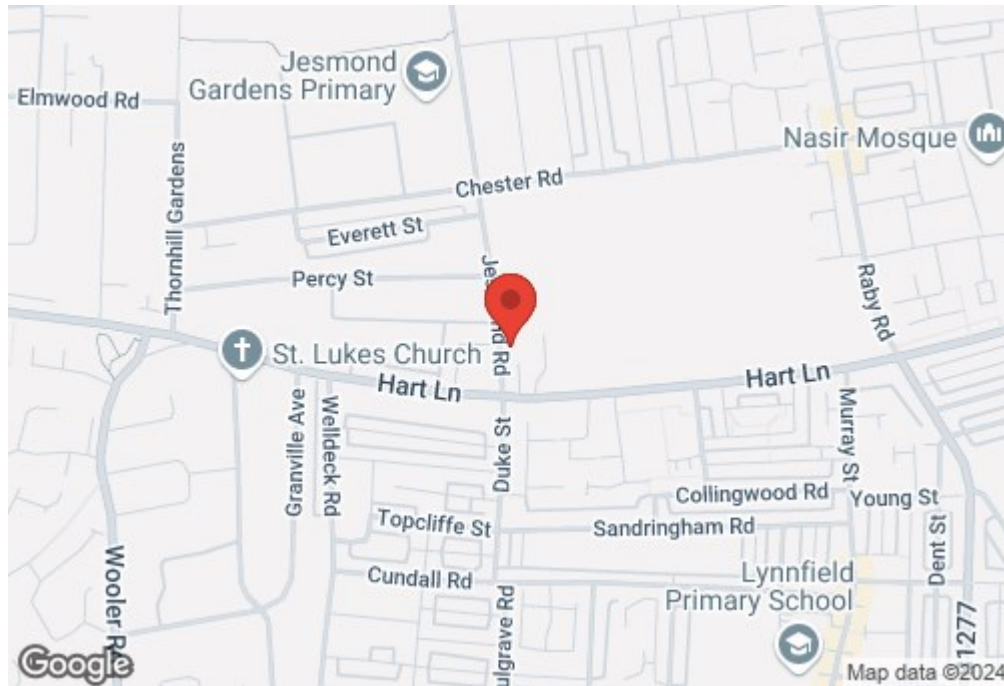
The property features a low maintenance palisade to the front, with a generous enclosed rear garden incorporating lawn and patio areas with fenced boundaries.

NB 1

Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

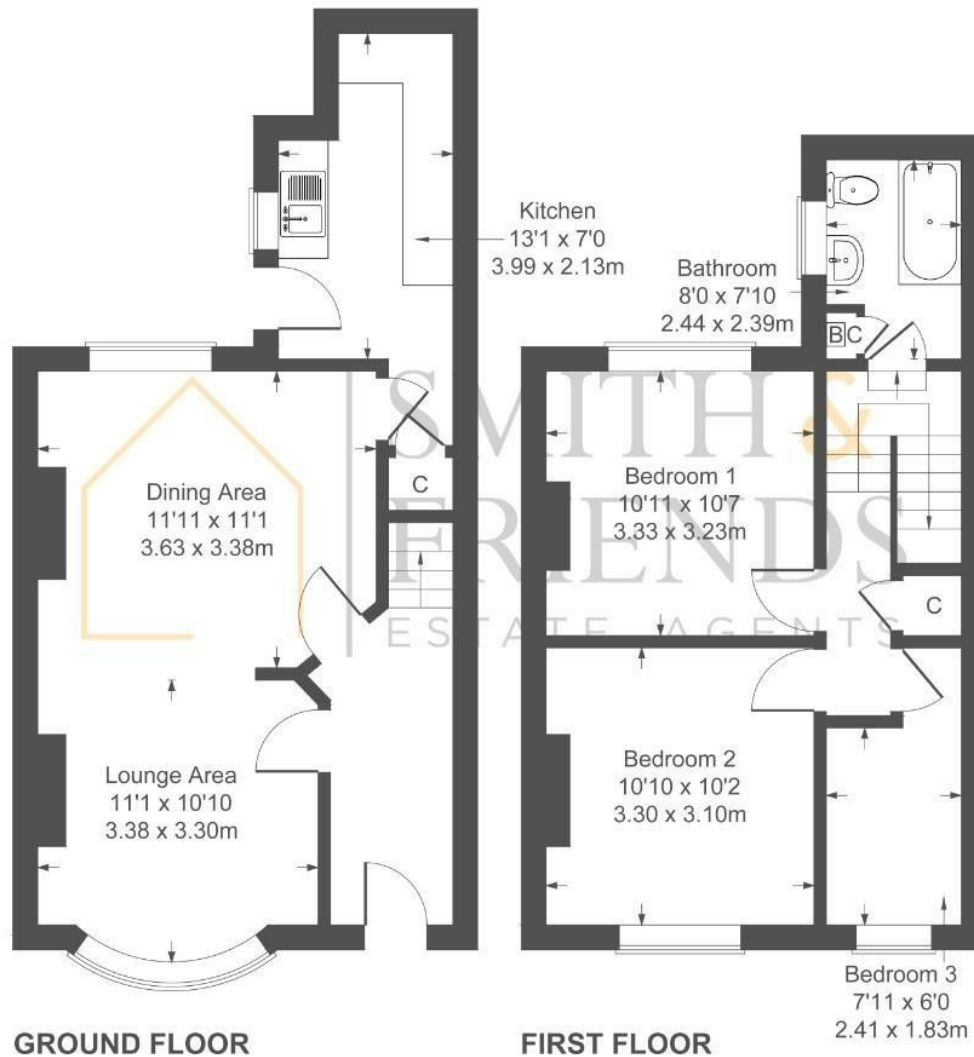
NB 2

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.



Jesmond Road

Approximate Gross Internal Area
880 sq ft - 82 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		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(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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