



**** NO FORWARD CHAIN **** Ideally suited to a range of purchasers, we offer to the market this two bedroom ground floor flat. Benefits include gas central heating via a combi boiler and uPVC double glazing. The accommodation briefly comprises: entrance hallway with security intercom telephone system, lounge, fitted kitchen, two bedrooms and bathroom/WC. Externally there is a communal block paved yard to the rear providing off street parking facilities. An internal inspection is recommended in order to appreciate the accommodation on offer.

Stockton Road, Hartlepool, TS25 1SW

2 Bed - Flat

£50,000

EPC Rating: C

Council Tax Band: A

Tenure: Leasehold



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FRIENDS**
ESTATE AGENTS

Stockton Road, Hartlepool, TS25 1SW

COMMUNAL ENTRANCE

HALLWAY

Radiator, storage cupboard.

LOUNGE

16'6 x 8'9 (5.03m x 2.67m)

uPVC double glazed window, electric fire with surround, radiator, doors into the kitchen.

KITCHEN

9'8 x 5'5 (2.95m x 1.65m)

Wall, base and drawer units with matching worktops, free standing gas cooker, plumbing for washing machine and space for fridge/freezer, uPVC double glazed window to front.

BEDROOM 1

12'6 x 8'9 max (3.81m x 2.67m max)

uPVC double glazed window to rear, radiator.

BEDROOM 2

9'2 x 6'6 (2.79m x 1.98m)

uPVC double glazed window to rear, radiator.

WET ROOM/WC

Fully functional wet room with white and chrome suite including wall mounted shower, wash hand basin and low level WC, tiled splashback, radiator.

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.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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	

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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