



Brenda Road, TS25 1QG
2 Bed - House - Mid Terrace
Asking Price £70,000

Council Tax Band: A
EPC Rating: E
Tenure: Freehold



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Brenda Road, TS25 1QG

*** CHAIN FREE *** A deceptively spacious and extended two bedroom mid terraced property, ideal for any first time buyer or investor. Benefitting from uPVC double glazing, gas central heating and gardens to front and rear. The accommodation briefly comprises of: entrance, lounge, kitchen and separate dining room. To the first floor there are two double bedrooms and a modern white and chrome family bathroom. Externally is a fully enclosed rear garden with gated access, the garden is mainly laid to lawn with off street parking. To the front of the property is a small enclosed garden.

GROUND FLOOR

ENTRANCE

uPVC double glazed glass panelled door, radiator, staircase to first floor landing.

LOUNGE

14'1 x 14' (4.29m x 4.27m)

uPVC double glazed bay window to front, living flame 'coal' effect electric fire with surround, radiator.

KITCHEN

19'4 x 7'9 (5.89m x 2.36m)

Fitted with a range of wall, base and drawer units, contrasting worksurfaces, inset stainless steel sink and drainer, gas cooker point, plumbing for washing machine and space for fridge freezer, uPVC double glazed window to rear, under stairs storage cupboard.

DINING ROOM

15' x 6'2 (4.57m x 1.88m)

Velux window, uPVC double glazed French doors opening onto the rear garden, single radiator.

FIRST FLOOR

LANDING

Access to loft (retractable ladder, part boarded and lighting).

BEDROOM 1 (front)

14'1 x 12'5 (4.29m x 3.78m)

uPVC double glazed bay window to front, built-in storage, radiator.

BEDROOM 2 (rear)

9'11 x 9'6 (3.02m x 2.90m)

uPVC double glazed window to rear, built-in storage.

FAMILY BATHROOM/WC

Modern white and chrome suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC; panelled splashback, heated chrome towel rail, uPVC double glazed window.

EXTERNALLY

To the rear of the property is a fully enclosed garden with gated access, the garden is mainly laid to lawn with off street parking. To the front of the property is a small enclosed garden.

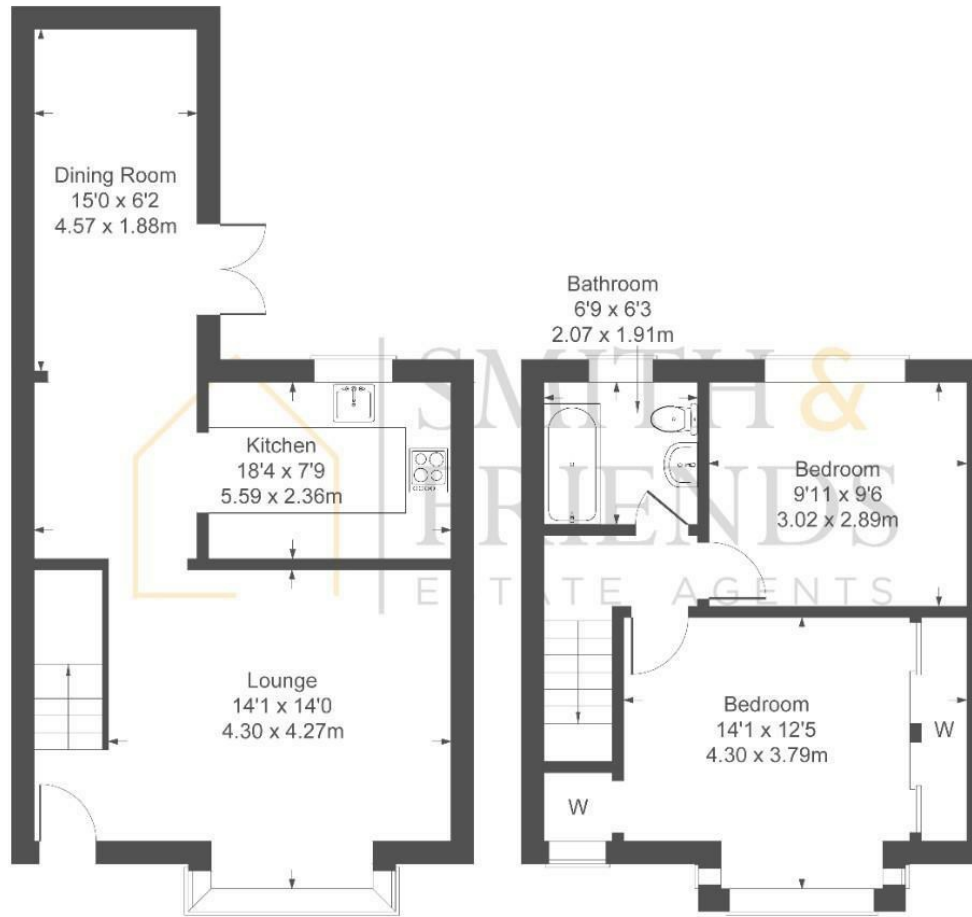
NB

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.



Brenda Road

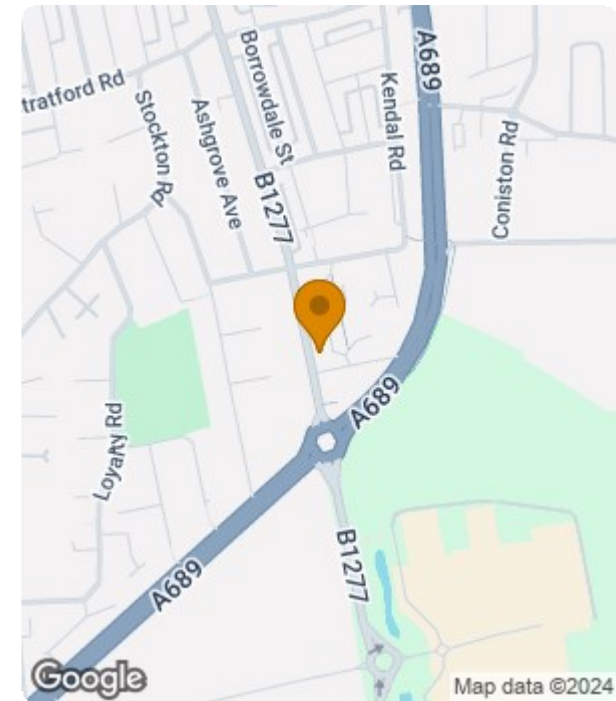
Approximate Gross Internal Area
885 sq ft - 82 sq m



GROUND FLOOR

FIRST FLOOR

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		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(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. 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.

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



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