



*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A deceptively spacious THREE BEDROOM mid terrace property offering accommodation over three floors with TWO RECEPTION ROOMS. An ideal purchase for a variety of buyers, with features including gas central heating and uPVC double glazing. An internal viewing comes recommended to appreciate the potential on offer, whilst in brief the layout comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to both reception rooms, the rear reception room linking to the kitchen. To the first floor, from the half landing is access to the shower room, bedrooms one and two are located off the main landing and a generous third bedroom is located on the top floor. Externally is a low maintenance palisade to the front and an enclosed yard to the rear with gated access. Located adjacent to Stranton Primary School and within a short stroll from Hartlepool town centre.

Southburn Terrace, Hartlepool, TS25 1SQ

3 Bed - House - Mid Terrace

£79,950

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Southburn Terrace, Hartlepool, TS25 1SQ



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, coving to ceiling, internal door to:

ENTRANCE HALL

Stairs to the first floor, coving to ceiling, feature archway, single radiator, access to:

FRONT LOUNGE

14'7 into bay x 11'8 (4.45m into bay x 3.56m)

uPVC double glazed bay window to the front aspect, fire surround with 'marble' style back and base, inset gas fire, coving to ceiling, single radiator.



REAR RECEPTION ROOM

12'5 x 11'8 (3.78m x 3.56m)

uPVC double glazed window to the rear aspect, useful under stairs storage cupboard, feature fire surround with 'marble' style back and base, inset gas fire, coving to ceiling, single radiator, access to:



KITCHEN

16'11 x 7'1 (5.16m x 2.16m)

Units to base and wall level with contrasting roll-top work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for gas cooker with extractor hood over, recess with washing machine included, recess with fridge/freezer included, tiling to splashback, gas central heating boiler, uPVC double glazed windows to the side and rear aspects, breakfast bar area, door to the rear yard.



FIRST FLOOR

HALF LANDING

Access to main landing and shower room.

SHOWER ROOM/WC

6'9 x 6'4 (2.06m x 1.93m)

Walk-in shower area with Mira Advance shower, pedestal wash hand basin with dual taps, low level WC, tiled flooring, non-slip flooring, uPVC double glazed window to the side aspect, single radiator.

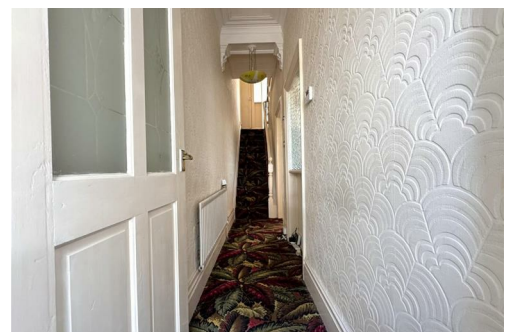


MAIN LANDING

BEDROOM ONE

15'2 x 12'7 (4.62m x 3.84m)

uPVC double glazed window to the front aspect, built-in storage cupboard to alcove, coving to ceiling, single radiator.



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BEDROOM TWO

12'6 x 8'10 (3.81m x 2.69m)

Built-in storage cupboard, uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.

SECOND FLOOR

BEDROOM THREE

17' x 15'4 (5.18m x 4.67m)

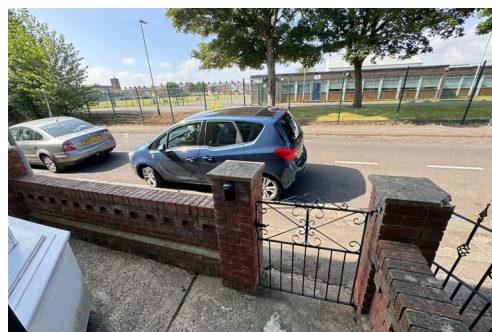
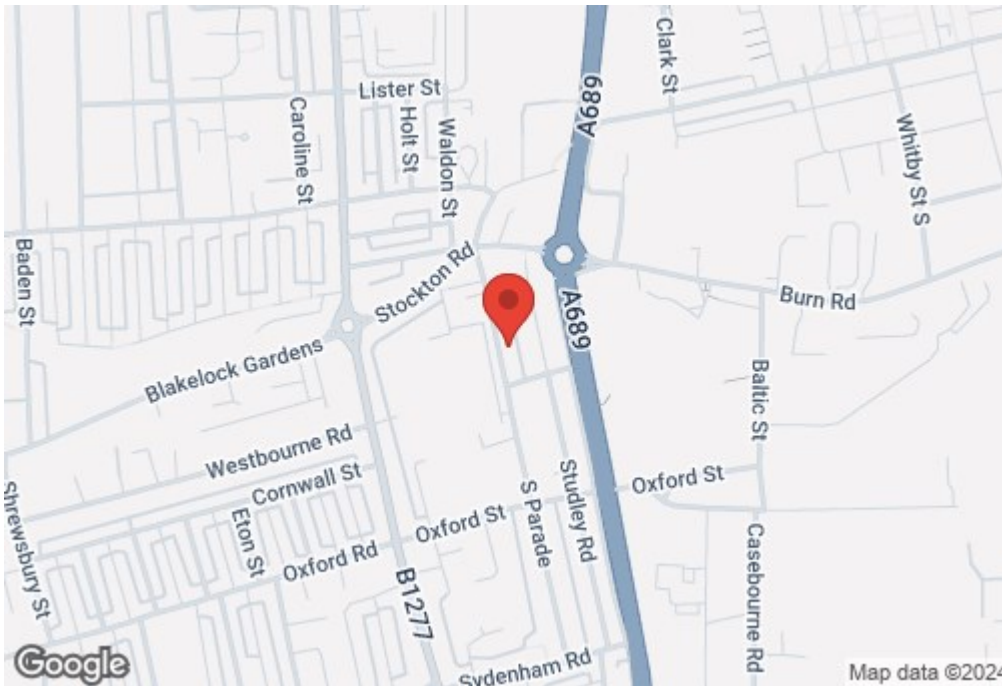
Two double glazed 'Velux' style windows to the front aspect, additional double glazed 'Velux' style window to the rear aspect, hatch to rood void, eaves storage.

EXTERNALLY

The property features a palisade to the front and an enclosed yard with gated access to the rear.

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.



Southburn Terrace

Approximate Gross Internal Area
1214 sq ft - 113 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	77
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

