



***** VIEWING RECOMMENDED ***** An impressive **THREE BEDROOM** mid terraced property which features upgraded accommodation ideal for a first time buyer or possible investment opportunity. Improved in recent years and benefitting from a modern kitchen/diner, beautiful refitted bathroom, upgraded uPVC double glazing, composite entrance door, modern heating system, upgrades to wiring and main roof. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule through to a good size lounge with archway into the full width kitchen/diner, a useful utility room leads to the refitted bathroom, incorporating a three piece white suite and chrome fittings. To the first floor are three bedrooms and externally is an enclosed yard to the rear with gated access. Helmsley Street is located between Chester Road and Chatham Road, close to both schools and amenities.

Helmsley Street, Hartlepool, TS24 8QN

3 Bed - House - Mid Terrace

£65,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, uPVC double glazed fanlight above, stairs to the first floor, fitted carpet, access to:

LOUNGE

13'4 x 13'2 (4.06m x 4.01m)

A good size lounge with uPVC double glazed window to the front aspect, feature fire surround with electric fire, fitted carpet, television point, convector radiator, archway to:



KITCHEN/DINER

16'7 x 8'1 (5.05m x 2.46m)

Full width kitchen/diner, the KITCHEN AREA incorporating a modern range of 'oak' style units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for free standing gas cooker, three drawer unit to base level, 'sparkling granite' style tiled flooring, uPVC double glazed window to the rear aspect. DINING AREA: attractive 'marble' style tiling to flooring, modern wall mounted radiator, useful under stairs storage cupboard, access to:



UTILITY ROOM

6'11 x 6' (2.11m x 1.83m)

Offering space for appliances including space for washing machine, dryer and fridge/freezer, wall mounted Potterton gas central heating boiler, uPVC double glazed side door, uPVC double glazed window to the side, access to:



GROUND FLOOR BATHROOM/WC

7'4 x 6'11 (2.24m x 2.11m)

Refitted with a modern three piece white suite and chrome fittings comprising: panelled bath with central chrome mixer tap and chrome mains shower over with separate attachment, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive 'tile' effect panelling to walls, extractor fan, uPVC double glazed window to the side aspect, chrome heated towel radiator.



FIRST FLOOR

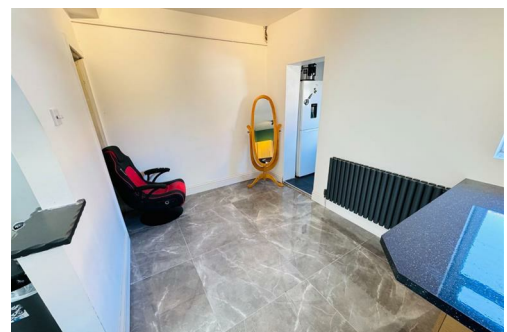
LANDING

Access to three bedrooms.

BEDROOM ONE

13'4 x 11'5 (4.06m x 3.48m)

A good size master bedroom, with uPVC double glazed window to the front aspect, useful over stairs storage cupboard/wardrobe, additional storage cupboard to alcove, fitted carpet, coving to ceiling, convector radiator.



BEDROOM TWO

10'2 x 8'10 (3.10m x 2.69m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

7'7 x 7'1 (2.31m x 2.16m)

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

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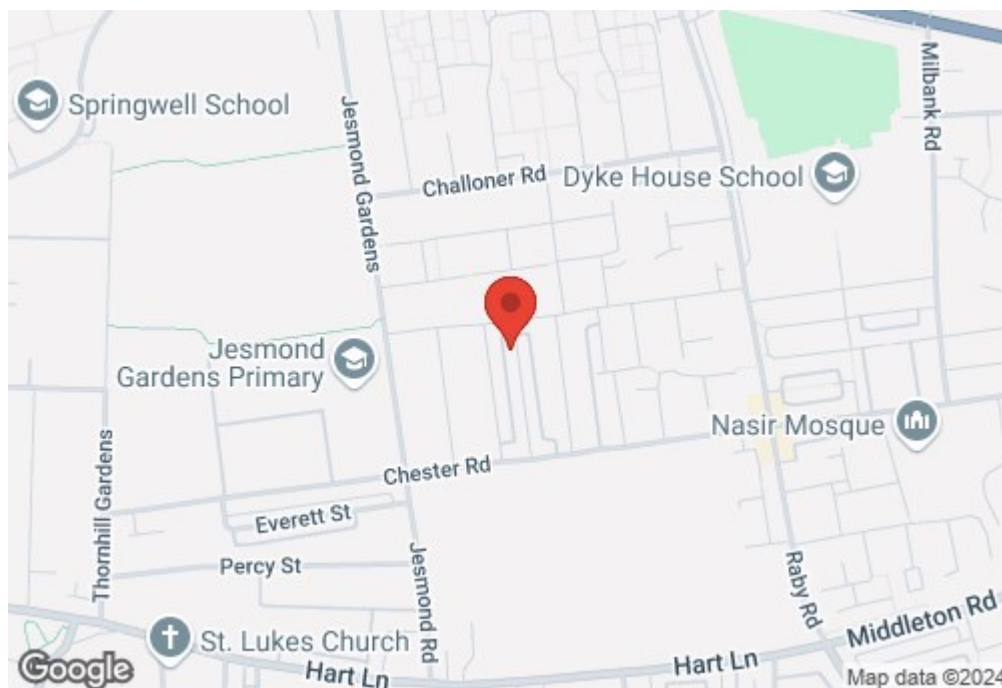


EXTERNALLY

The property features an enclosed yard to the rear with gated access.

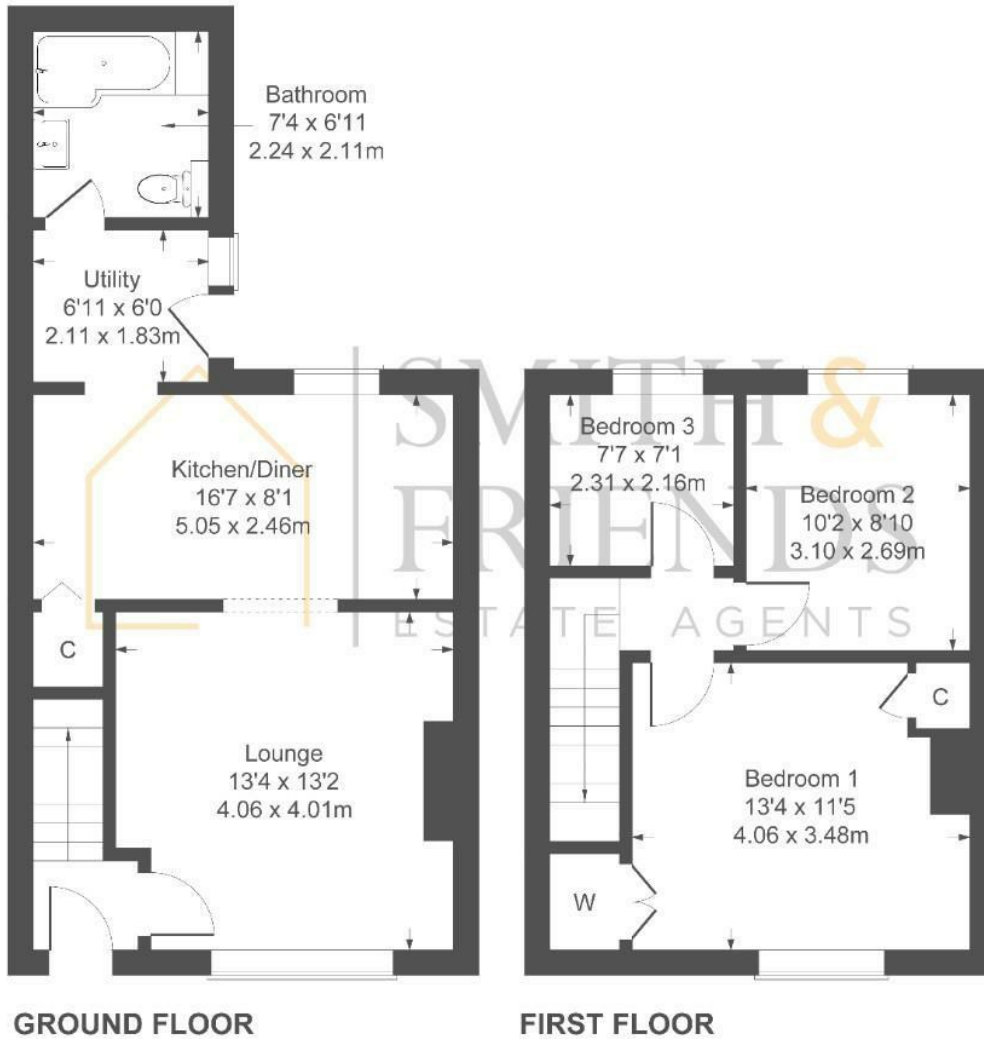
NB

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.



Helmsley Street

Approximate Gross Internal Area
826 sq ft - 77 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
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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