



\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A spacious TWO BEDROOM mid terraced property offering accommodation ideal for a variety of buyers. The home occupies a pleasant position on Innes Road, close to the Fens Shops and overlooking Retford Grove. An internal viewing comes recommended, with the home benefitting from low maintenance gardens, gas central heating and uPVC double glazing. The full layout comprises: entrance hall with stairs to the first floor, generous dual aspect lounge with French doors to the rear garden, good size kitchen/diner with units to base and wall level, two generous bedrooms to the first floor and shower room incorporating a three piece suite. Externally is a part pebbled/part block paved front garden enclosed by a brick boundary wall. The generous rear garden incorporates pebbled and paved patio areas with a useful brick storage shed. An ideal first time purchase.

**Innes Road, Hartlepool, TS25 3HQ**

**2 Bedroom - House - Mid Terrace**

**£85,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: A**



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## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door, stairs to first floor.

### DUAL ASPECT LOUNGE

**10'4 x 14'11 (3.15m x 4.55m)**

A good size lounge with uPVC double glazed bow window to the front aspect, uPVC double glazed French doors to the rear garden, feature fire surround with 'marble' style back and base, inset gas fire, coving to ceiling, convector radiator.

### KITCHEN/DINER

**11'2 x 15' (3.40m x 4.57m)**

Fitted with a range of units to base and wall level with contrasting worktop, inset single drainer stainless steel sink unit with mixer tap, tiled splashback, gas cooker point, recess for washing machine, further space for additional units or free standing appliances, 'laminated' style vinyl flooring, uPVC double glazed bow window to the front aspect, additional uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, coving to ceiling, double radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the rear aspect, hatch to loft space.

### BEDROOM ONE

**10'3 x 14'11 (3.12m x 4.55m)**

A good size master bedroom with uPVC double glazed window overlooking the rear garden, built-in storage cupboard with 'Baxi Duo Tec' boiler, single radiator.

### BEDROOM TWO

**14'5 x 9'2 (4.39m x 2.79m)**

A spacious second bedroom with uPVC double glazed window to the front aspect, built-in storage/wardrobe, single radiator.

### SHOWER ROOM/WC

**7'11 x 5'6 (2.41m x 1.68m)**

Fitted with a three piece suite comprising: corner shower cubicle with chrome frame, glass panelled sliding doors and chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, tiled splashback, uPVC double glazed window to the rear aspect, wall mounted vanity cabinet, single radiator.



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### EXTERNALLY

The property features a low maintenance part pebbled/part block paved front with brick boundary wall, wrought iron railings and matching gate. The generous enclosed rear garden is part pebbled and incorporates large patio areas, fenced boundaries and useful brick storage shed.

### 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.



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Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
709.66 ft<sup>2</sup>  
65.93 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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. We 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.

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