



Rydal Street, TS26 9BA
2 Bed - House - Mid Terrace
£34,950

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Rydal Street, TS26 9BA

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A two bedroom mid terraced property which is conveniently located off Elwick Road, close to both schools and amenities. The home would make an ideal purchase for a buy to let investor with great potential, whilst current features include gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule, good size lounge kitchen area, rear lobby, separate WC and ground floor bathroom. To the first floor are two bedrooms, with bedroom one benefitting from fitted wardrobes. Externally is an enclosed yard to the rear with gated access.

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via panelled entrance door with glazed fanlight above, internal door to:

LOUNGE

15'8 x 13'6 (4.78m x 4.11m)

Feature fire surround with 'marble' style back and base, display shelving, uPVC double glazed window to the front aspect, single radiator, access to:

GROUND FLOOR BATHROOM

6'5 x 4'7 (1.96m x 1.40m)

Fitted with a two piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, tiled splashback, uPVC double glazed window to the rear aspect, single radiator.

INNER STAIRS

Staircase to the first floor, access to kitchen.

KITCHEN

10'9 x 5'9 (3.28m x 1.75m)

Units to base and wall level with roll-top work surfaces incorporating an inset single drainer stainless steel sink unit, recess for oven, recess for washing machine, tiled splashback, uPVC double glazed window to the side aspect, chrome heated towel radiator.

REAR LOBBY

Panelled door to the yard, access to:

WC

Fitted with a low level WC, part tiled walls.

FIRST FLOOR

LANDING

uPVC double glazed window overlooking the rear yard, hatch to loft space, access to both bedrooms.

BEDROOM ONE

13'4 into wardrobes x 12'8 (4.06m into wardrobes x 3.86m)

Built-in wardrobes to alcove, additional storage cupboard to alcove, uPVC double glazed window to the front aspect, double radiator.

BEDROOM TWO

8'9 x 8'6 (2.67m x 2.59m)

uPVC double glazed window to the rear aspect, Worcester gas central heating boiler, single radiator.

EXTERNALLY

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

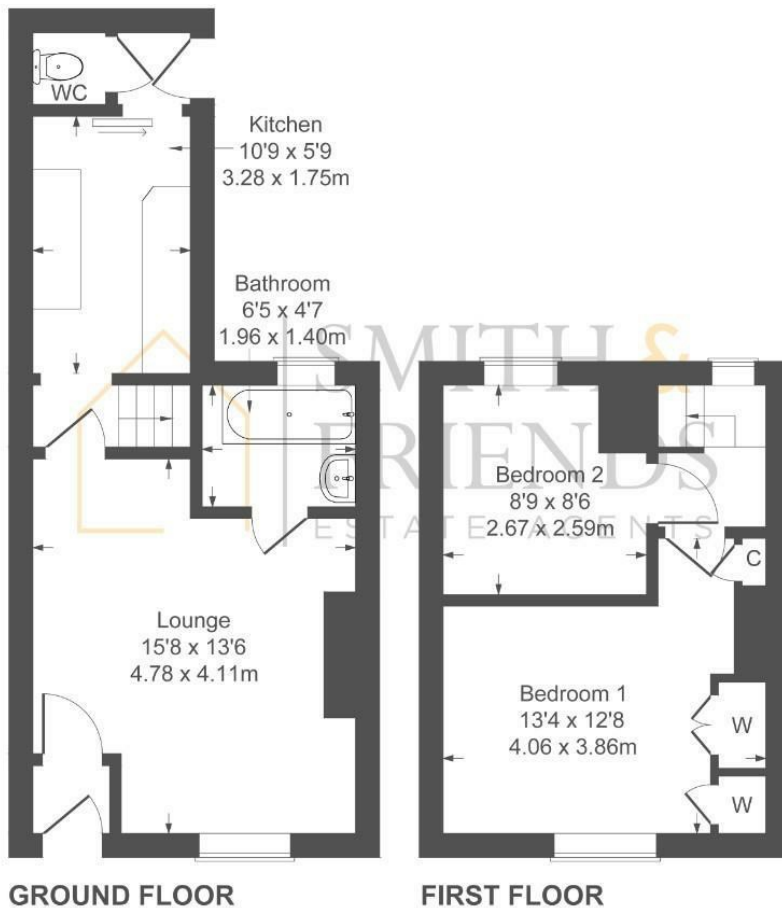
NB

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.

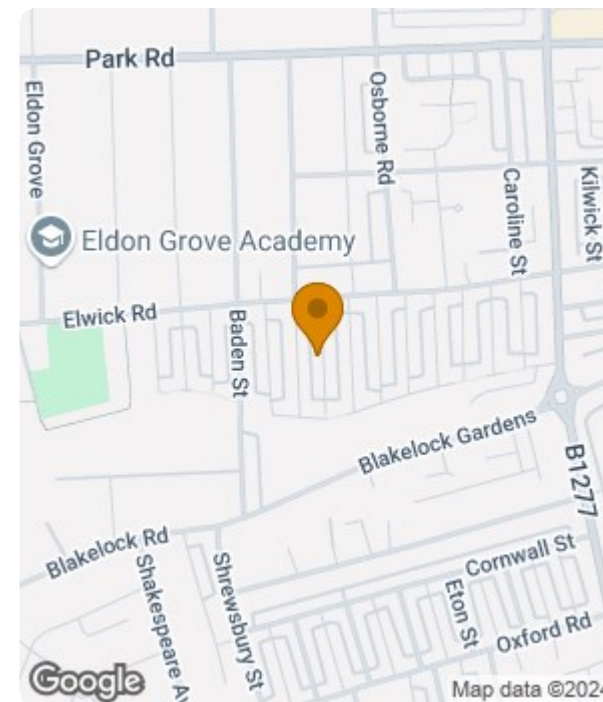


Rydal Street

Approximate Gross Internal Area
603 sq ft - 56 sq m



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		85 65
(81-91) B		
(69-80) C		
(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	

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.

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