



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** An impressive TWO BEDROOM mid terraced bungalow situated in the coastal town of Blackhall. The home offers well presented and recently decorated accommodation, with a modern kitchen and superb refitted bathroom, whilst further benefits include a low maintenance exterior, gas central heating and uPVC double glazing. An ideal purchase for those looking to downsize, with an internal layout which briefly comprises: front entrance into a pleasant lounge, with the inner hall giving access to a good size kitchen/diner. There are two bedrooms which are served by the refitted bathroom which incorporates a three piece suite and chrome fittings, including a free standing 'roll-top' style bath. Externally is a lawned front garden and rear yard, with parking behind. Elizabeth Street is located just off the Coast Road and within close proximity of schools and amenities. Blackhall Rocks popular beach is within an easy walk of the property. VIEWING RECOMMENDED.

Elizabeth Street, Hartlepool, TS27 4AD

2 Bed - Bungalow - Terrace

Offers Over £85,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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Elizabeth Street, Hartlepool, TS27 4AD



ENTRANCE

Direct access into the lounge via uPVC double glazed entrance door.

FRONT LOUNGE

11'8 x 11'4 (3.56m x 3.45m)

A pleasant lounge with uPVC double glazed bay window to the front aspect, feature fire surround with inset gas fire, fitted carpet, coving to ceiling, convector radiator.



INNER HALL

Attractive internal pine doors, newly fitted carpet, built-in storage, access to:



KITCHEN/DINER

11'6 x 10'7 (3.51m x 3.23m)

A good size kitchen/diner which is fitted with a range of units to base and wall level with brushed stainless steel handles, complementing work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in double oven with separate four ring gas hob and extractor over, tiled splashback, recess for washing machine, space for free standing fridge/freezer, two uPVC double glazed windows, uPVC double glazed door to rear yard, coving to ceiling, convector radiator.



BEDROOM ONE

10'10 x 8'3 (3.30m x 2.51m)

uPVC double glazed window to the front aspect, newly fitted carpet, coving to ceiling, double radiator.

BEDROOM TWO

7'10 x 8'3 (2.39m x 2.51m)

uPVC double glazed window to the rear aspect, laminate flooring, coving to ceiling, double radiator.



BATHROOM/WC

7'10 x 5' (2.39m x 1.52m)

Refitted with a beautiful three piece suite and chrome fittings comprising: free standing 'roll-top' style bath with central chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, attractive panelling to walls, uPVC double glazed window to the rear aspect, convector radiator.



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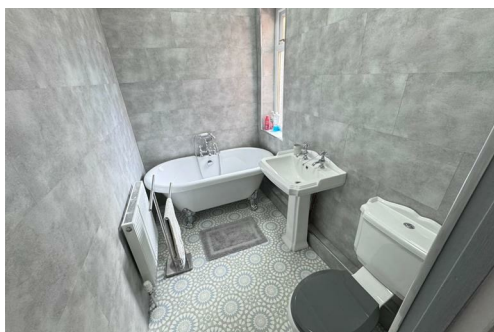


EXTERNALLY

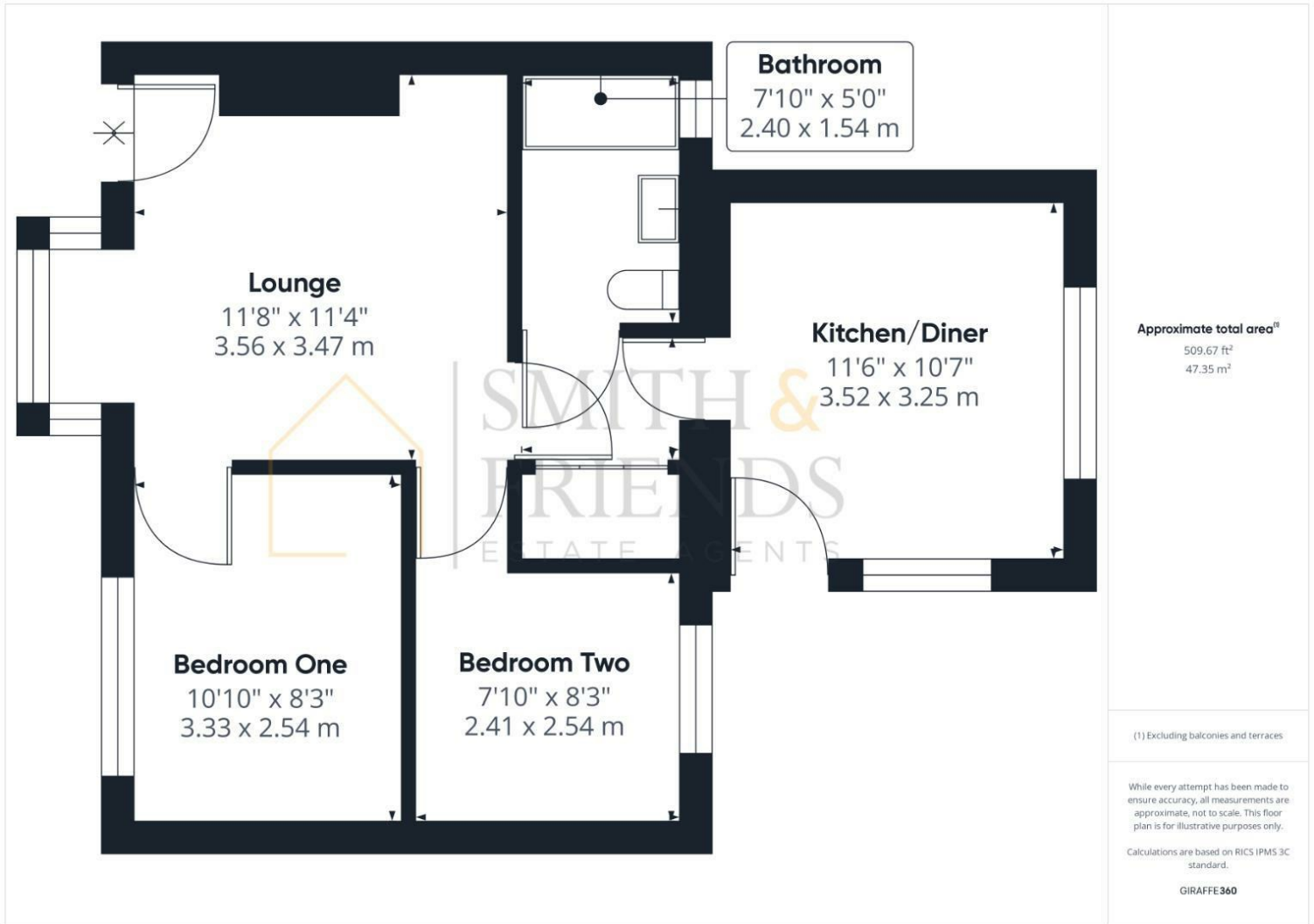
The property offers an enclosed front garden with lawn, brick boundary wall, paved walkway and wrought iron gate. The rear yard is paved and should prove to be low maintenance, with gated access and parking behind.

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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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			87
(81-91) B			
(69-80) C		69	
(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	

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