



*** IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME PURCHASE *** A two bedroom semi detached property which would make an ideal starter home or investment opportunity. Located on the popular Highfields development, close to main commuter routes and amenities. The home features gas central heating and uPVC double glazing, with the accommodation briefly comprising of: entrance porch, comfortable lounge, fitted kitchen/breakfast room with a range of wall, base and drawer units. To the first floor are two bedrooms and the bathroom/WC which is fitted with a white suite. Externally are gardens to front and rear, the property also has a good sized driveway to the side.

Templeton Close, Highfields, Hartlepool, TS27 3RB
2 Bed - House - Semi-Detached
£110,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Templeton Close, Hartlepool, TS27 3RB

GROUND FLOOR

ENTRANCE PORCH

Double glazed glass panelled front door, radiator, door into the lounge.

LOUNGE 14'6 x 12'6 (4.42m x 3.81m)

uPVC double glazed window to front aspect, radiator, spindle staircase to first floor landing.

DINING KITCHEN 12'6 x 7'10 (3.81m x 2.39m)

Fitted with a range of wall, base and drawer units with matching worktops, with inset stainless steel sink and drainer, free standing gas cooker, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear, double glazed glass panelled door to rear.

FIRST FLOOR LANDING

Loft access (boarded with retractable ladder).

BEDROOM 1 (front) 12'6 x 9'1 (3.81m x 2.77m)

uPVC double glazed window to front, fitted wardrobe, radiator.

BEDROOM 2 (rear) 11'2 x 6'10 (3.40m x 2.08m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

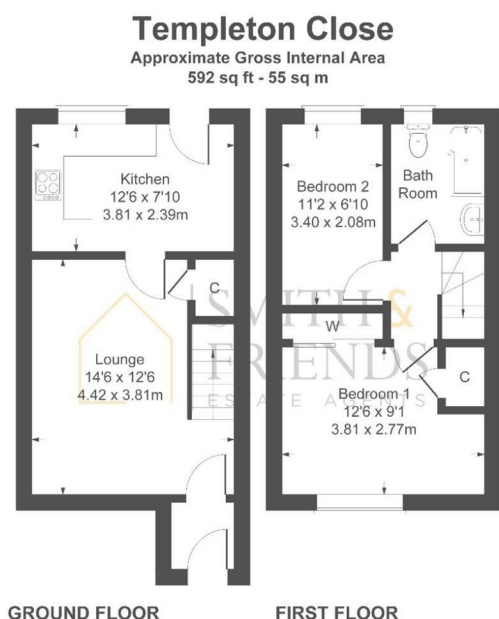
White and chrome suite with panelled bath, pedestal wash hand basin and low level WC.

EXTERNALLY

Enclosed rear garden that is laid to lawn with a wooden decking area. The open plan front garden is laid to lawn, with driveway to the side.

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.



Not to Scale. Produced by The Plan Portal 2025
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, conveyancing and removal 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		86
(81-91)	B		
(69-80)	C		65
(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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