



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A three bedroom mid terraced property which is conveniently located within walking distance of schools and amenities. The home would make an ideal purchase for a buy to let investor and comes with an internal viewing recommended. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule with stairs to the first floor, good size lounge with feature fire surround, kitchen with space for free standing appliances, ground floor shower room incorporating a three piece white suite, three bedrooms to the first floor and externally is an enclosed yard to the rear with gated access. Shrewsbury Street runs between Blakelock Road and Oxford Road.
EPC RATING: E

Shrewsbury Street, Hartlepool, TS25 5RQ
3 Bed - House - Mid Terrace
Chain Free £45,000
EPC Rating: E
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Shrewsbury Street, Hartlepool, TS25 5RQ

GROUND FLOOR

ENTRANCE

Staircase to first floor landing.

LOUNGE

12'9 x 12'5 (3.89m x 3.78m)

uPVC double glazed window to front, living flame 'coal' effect gas fire with surround and radiator.

KITCHEN

10'4 11 (3.15m 3.35m)

Wall, base and drawer units with worktops, inset sink and drainer with mixer tap, gas cooker point, plumbing for washing machine space for fridge and freezer, uPVC double glazed window to rear, glass panelled door opening onto the rear yard.

SHOWER ROOM/WC

10'1 x 4'1 (3.07m x 1.24m)

White and chrome suite with shower cubicle and wall mounted shower, pedestal wash hand basin and low level WC.

FIRST FLOOR

BEDROOM 1

12'4 x 12'10 (3.76m x 3.91m)

uPVC double glazed window to front, radiator and storage cupboard.

BEDROOM 2

10'4 x 7'9 (3.15m x 2.36m)

uPVC double glazed window to rear and radiator.

BEDROOM 3

7'5 x 7' (2.26m x 2.13m)

uPVC double glazed window and radiator.

EXTERNALLY

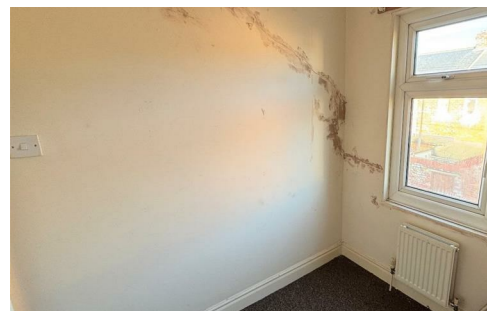
Enclosed rear yard with gated access.

NB 1

Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

NB 2

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-58) 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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