



**\*\*REDUCED \*\* CHAIN FREE \*\* IDEAL FIRST PURCHASE OR INVESTMENT OPPORTUNITY \*\*** We are pleased to offer for sale this two bedroom end terraced property which occupies a pleasant position on St Lukes Court off Hart Lane. The accommodation features uPVC double glazing and gas fired central heating, whilst also benefitting from a spacious rear garden and allocated parking to the rear. Well presented throughout, the internal layout of the property briefly comprises: entrance hallway with stairs to the first floor and access to the family lounge. The full width kitchen/diner is fitted with units to base and wall level and includes a four ring electric hob and oven. To the first floor are two good sized bedrooms, they are served by the modern white and chrome family bathroom/WC.

**St. Lukes Court, Hartlepool, TS26 8NR**

**2 Bed - House - End Terrace**

**Offers Over £95,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS

## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

uPVC double glazed glass panelled door, staircase to first floor landing.

### **LOUNGE**

**14'4 x 10'6 (4.37m x 3.20m)**

uPVC double glazed window to front aspect and radiator.

### **DINING KITCHEN**

**13'11 x 8'6 (4.24m x 2.59m)**

### **KITCHEN AREA**

Fitted with a range of modern wall, base and drawer units with matching worktops, inset sink and drainer, four ring electric hob with fan assisted oven, plumbing for washing machine and space for fridge and freezer. Two uPVC double glazed windows to rear.

### **DINING AREA**

uPVC double glazed glass panelled door opening onto the rear garden and radiator.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM 1 (front)**

**11'2 x 10'5 (3.40m x 3.18m)**

uPVC double glazed window to front and radiator.

### **BEDROOM 2 (rear)**

**11'11 x 7'4 (3.63m x 2.24m)**

uPVC double glazed window to rear and radiator.

### **FAMILY BATHROOM/WC**

White and chrome suite with 'P' shaped panel bath with shower over, pedestal wash hand basin and low level WC; uPVC double glazed window to rear and radiator.

### **EXTERNALLY**

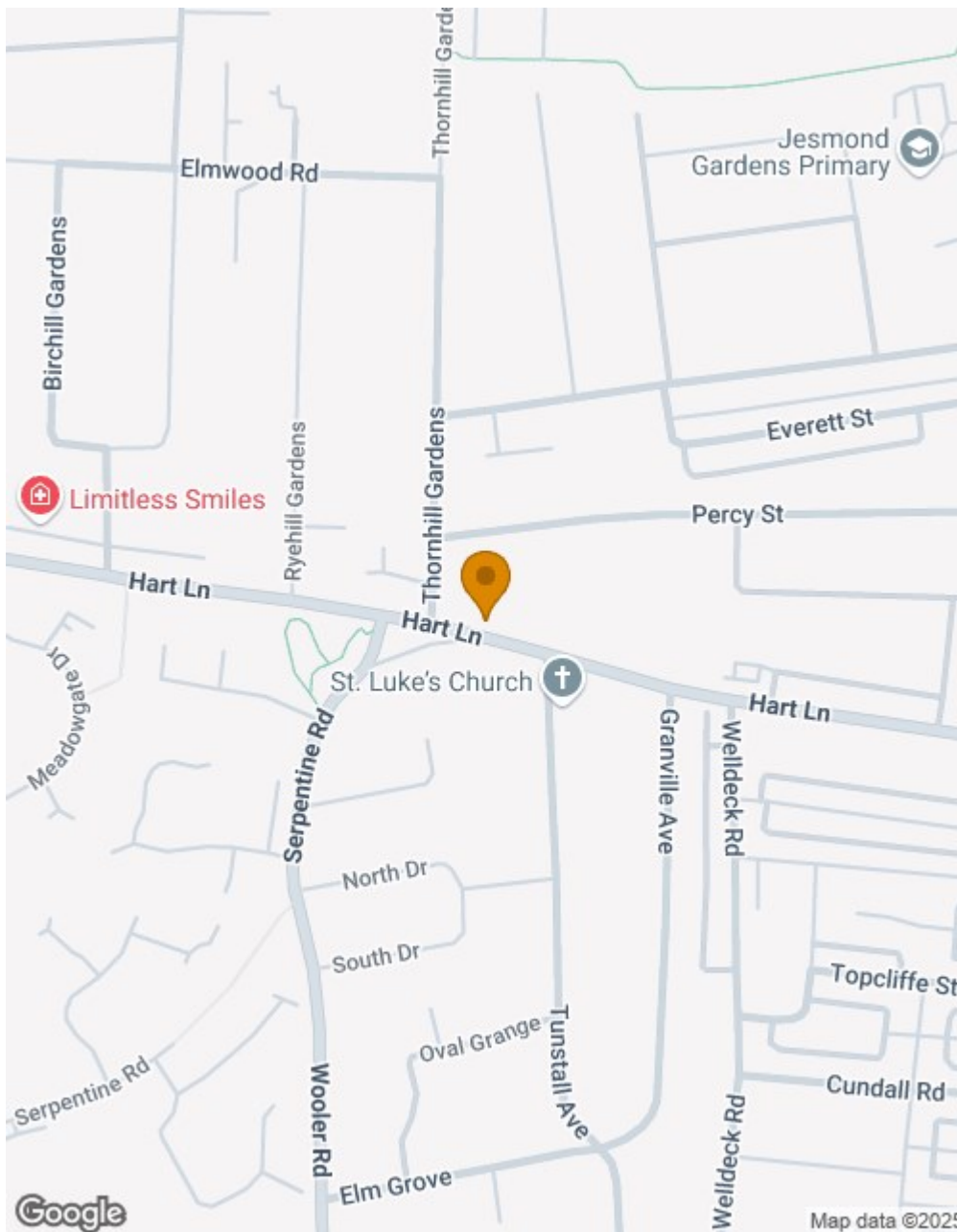
The enclosed rear garden affords a good degree of privacy and is mainly laid to lawn with a paved patio area, whilst the enclosed front garden is laid to lawn.

### **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.

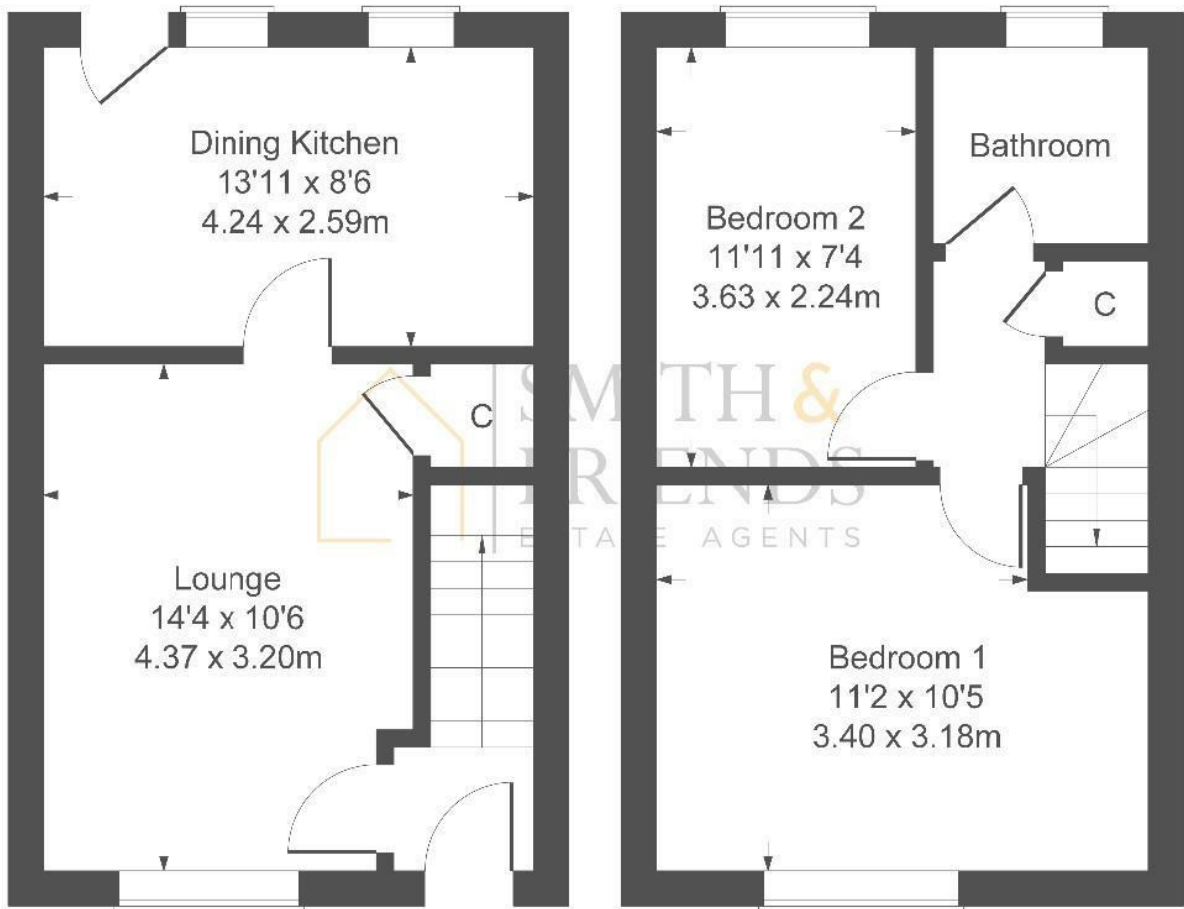


## St. Lukes Court, Hartlepool, TS26 8NR



# St Luke's Court

Approximate Gross Internal Area  
649 sq ft - 60 sq m



GROUND FLOOR

FIRST FLOOR

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 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                                 |                         | 89        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 68                      |           |
| (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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