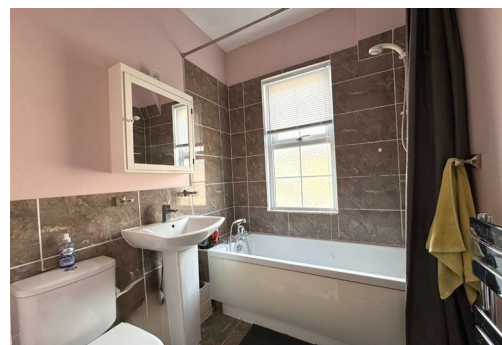
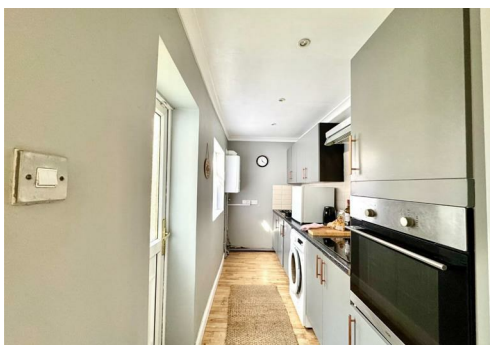




An improved two bedroom terrace property with recently upgraded gas boiler. The property has a spacious lounge/dining room, galley kitchen including oven and hob, with door leading to the rear yard. On the first floor are two good size bedrooms, along with a bathroom/WC. A closed off staircase from bedroom one leads to a converted loft room. Externally, the rear yard enjoys a westerly aspect and should be a suntrap in the summer months. Being sold with NO ONWARD CHAIN, this lovely home would make an ideal first purchase, or ready to go buy to let. Raeburn Street is a cul de sac off Sandringham Road and has excellent local amenities and schools close by.

Raeburn Street, Hartlepool, TS26 8PT

2 Bed - House - Mid Terrace

Offers Over £50,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Raeburn Street, Hartlepool, TS26 8PT



GROUND FLOOR

LOUNGE/DINER

20'11" x 14'0" (6.40 x 4.29)

A large dual aspect room with laminate flooring, understairs cupboard, access to hallway and kitchen.



KITCHEN

12'7" x 5'1" (3.85 x 1.57)

A modern kitchen with grey wall and base units, contrasting worksurfaces, built-in single oven and ceramic hob, plumbing for washing machine (washing machine available by separate negotiation), door to rear yard.

FIRST FLOOR

BEDROOM ONE

10'11" x 10'6" (3.34 x 3.21)

Double room with radiator, doorway to wardrobe and stairs to loft room.



BEDROOM TWO

9'7" x 7'6" (2.93 x 2.31)

Situated at the rear of the property with radiator.



BATHROOM/WC

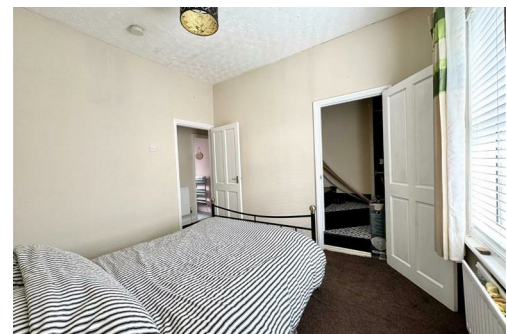
6'6" x 6'1" (2.00 x 1.87)

A modern bathroom with part tiled walls, WC, pedestal handwash basin and bath with electric shower over.

LOFT ROOM

14'1" x 10'3" (4.30 x 3.13)

Converted roof space.



EXTERNAL

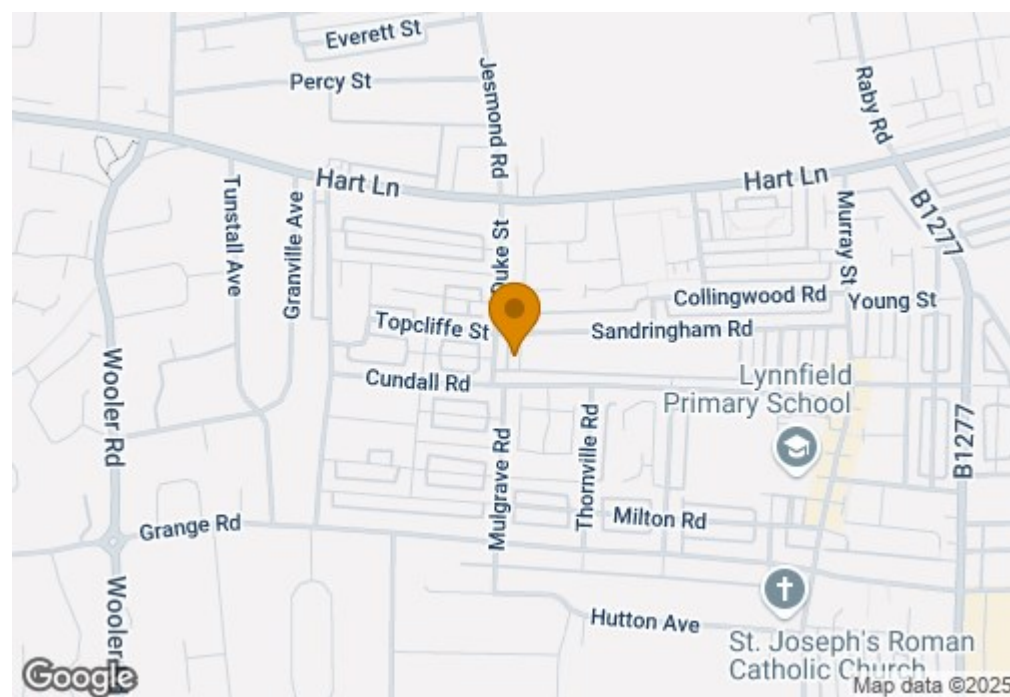
On street parking to the front of the property and enclosed, west facing yard to the rear.

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.



Raeburn Street, Hartlepool, TS26 8PT



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Raeburn St

Approximate Gross Internal Area
840 sq ft - 78 sq m
(Excluding Eaves Store)



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		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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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