



Thirlmere Street, TS26 9AR
3 Bed - House - Mid Terrace
£47,500

Council Tax Band: A
EPC Rating: C
Tenure: Freehold



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Thirlmere Street, TS26 9AR

*** NO CHAIN INVOLVED *** A conveniently located THREE BEDROOM mid terraced property, close to both schools and amenities. The home features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule, generous lounge, kitchen with space for free standing appliances, inner stairs, ground floor bathroom incorporating a three piece suite and three first floor bedrooms. Externally the property features an enclosed yard to the rear with gated access. Thirlmere Street is located off Elwick Road, close to Eldon Grove Primary School and within a short stroll of Hartlepool town centre. An ideal purchase for a buy to let investor with an internal viewing recommended. EPC RATING: C

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via panelled entrance door with glazed insert and uPVC double glazed fanlight above, internal door through to the lounge.

LOUNGE

15'5 x 14'1 (4.70m x 4.29m)

A good size lounge with uPVC double glazed window to the front aspect, feature fire surround, coving to ceiling, double radiator.

INNER PASSAGE

Useful under stairs storage cupboard, access to the kitchen.

KITCHEN

16'7 x 6'4 (5.05m x 1.93m)

Fitted with a range of units to base and wall level with roll-top work surface incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for gas cooker, tiled splashback, space for additional free standing appliances, uPVC double glazed window to the side aspect, extractor fan, uPVC double glazed door to the rear yard, gas central heating boiler, inset spotlights to the ceiling, double radiator.

INNER STAIRS

Staircase to the first floor, access to the ground floor bathroom.

GROUND FLOOR BATHROOM/WC

6'10 x 5'8 (2.08m x 1.73m)

Fitted with a three piece suite comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, wall mounted WC, tiling to splashback, uPVC double glazed window to the rear aspect, extractor fan, inset spotlighting to the ceiling, double radiator.

FIRST FLOOR

LANDING

Access to three bedrooms, coving to ceiling.

BEDROOM ONE

14'1 x 12'9 (4.29m x 3.89m)

uPVC double glazed window to the front aspect, hatch to loft space, double radiator.

BEDROOM TWO

8'7 x 6'5 (2.62m x 1.96m)

uPVC double glazed window, double radiator.

BEDROOM THREE

8'3 x 6'5 (2.51m x 1.96m)

uPVC double glazed window, double radiator.

EXTERNALLY

The property features an 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.

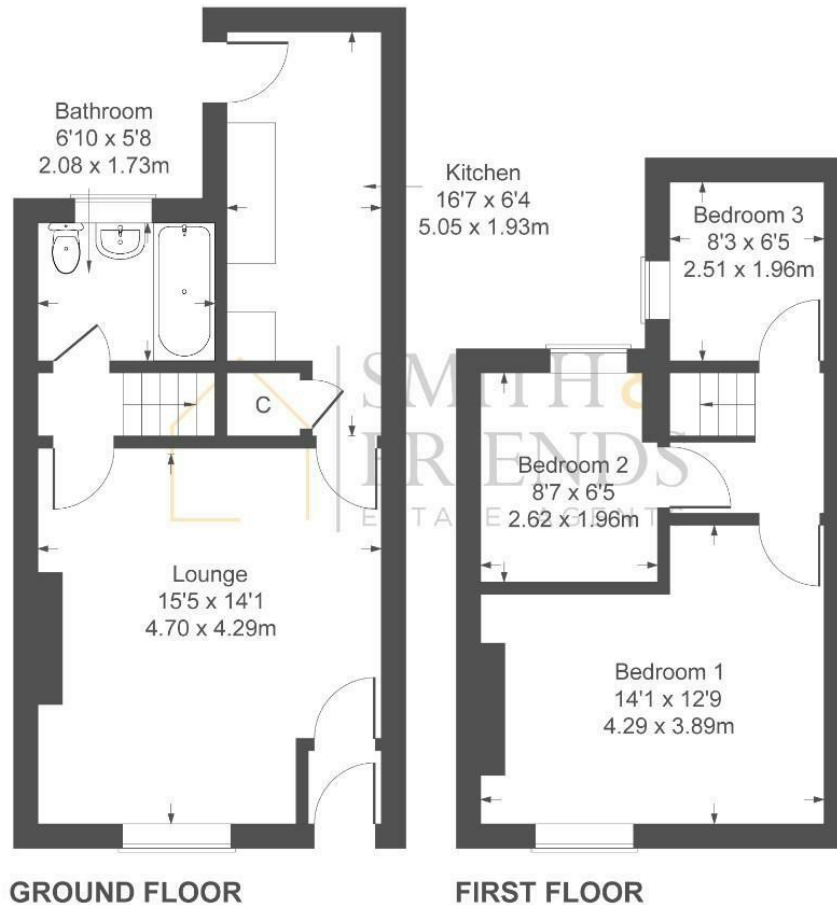
NB 2

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.



Thirlmere Street

Approximate Gross Internal Area
707 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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

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.

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