



A beautifully updated and superbly presented two bedroom terraced home. This property will appeal to a wide range of buyers, benefitting from its proximity to local amenities and well regarded schools. Other features include gas central heating, uPVC double glazing and a contemporary finish throughout.

The bright and airy accommodation briefly comprises: welcoming entrance hall, generous dual-aspect lounge with sliding patio doors leading to the conservatory and a stylish, recently refitted kitchen complete with an extensive range of wall, base, and drawer units, plus integrated appliances, that leads into the rear lobby (ideal for relaxing and entertaining).

To the first floor are two well proportioned double bedrooms (the main bedroom featuring fitted storage) and a white and chrome family bathroom.

Externally, the enclosed rear garden is easily maintained, with composite decking and a sunny paved patio area, while the front garden is also laid to lawn and provides off street parking.

Monach Road, Hartlepool, TS25 3QW

2 Bed - House - Mid Terrace

£110,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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Monach Road, Hartlepool, TS25 3QW



GROUND FLOOR

ENTRANCE

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

LOUNGE

16'2 x 10'4 (4.93m x 3.15m)

uPVC double glazed window to front aspect, living flame 'coal' effect gas fire with modern surround, radiator, sliding patio door opening into the conservatory.

CONSERVATORY

9'3 x 11'2 (2.82m x 3.40m)

Glass panelled doors opening onto the rear patio.

DINING KITCHEN

15'6 x 14'6 max (4.72m x 4.42m max)

Fitted with a range of cream 'shaker' style wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine and dryer, space for fridge and freezer, uPVC double glazed windows to front and rear, uPVC double glazed glass panelled door opening into the rear lobby.

REAR LOBBY

Access to workshop, uPVC double glazed glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to rear, radiator.

BEDROOM 1

15'2 x 11'3 (4.62m x 3.43m)

uPVC double glazed window to rear, fitted wardrobes, radiator.

BEDROOM 2

14'10 max x 9'4 (4.52m max x 2.84m)

uPVC double glazed window to front, radiator, built-in storage.

FAMILY BATHROOM/WC

White and chrome suite with panelled bath and shower over, pedestal wash hand basin and low level WC; uPVC double glazed window to rear, heated chrome towel rail.



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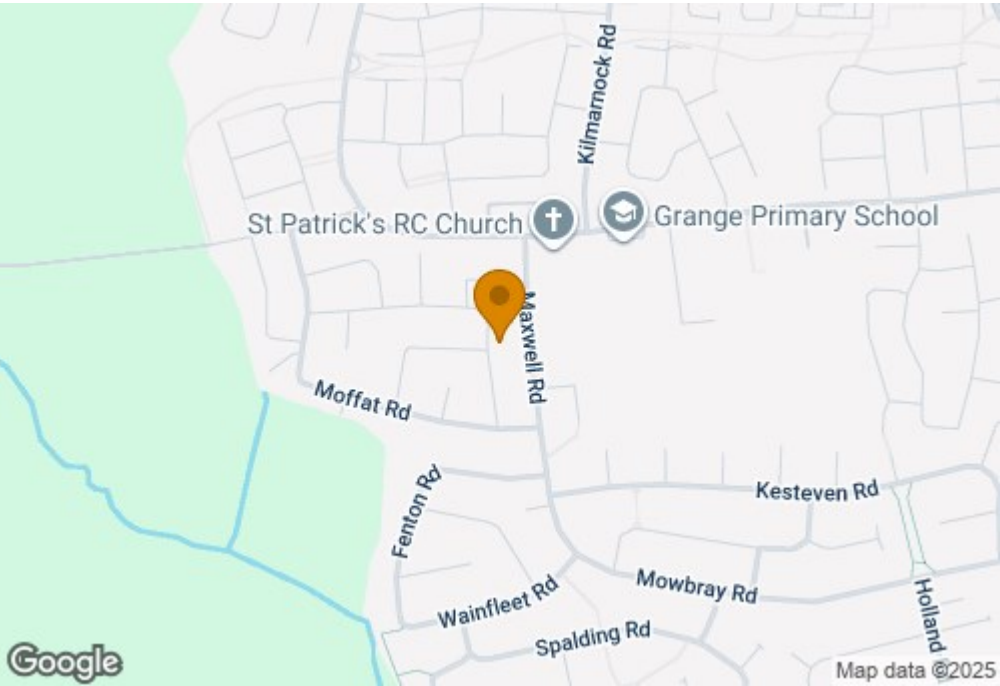


EXTERNALLY

The rear garden has been laid with composite decking and is complemented with raised flower beds and a sunny paved patio area. The enclosed front garden is laid to lawn, with off street parking.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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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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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