



Byron Street, TS26 8LF
3 Bed - House - Mid Terrace
£40,000

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



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Byron Street, TS26 8LF

*** NO CHAIN INVOLVED *** A three bedroom mid terraced house which is warmed by gas central heating and is double glazed. Briefly comprising: hall, two reception rooms, kitchen including built-in appliances which leads to the bathroom/WC. On the first floor are two bedrooms, with a closed off staircase from the landing leading to the attic. Externally is an enclosed rear yard. Byron Street is located in a popular residential area and is within easy strolling distance to Middleton Grange Shopping Centre. This deceptively spacious home would make an ideal first purchase/suit investors, etc.

GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

Staircase to first floor landing, radiator.

DINING ROOM

11'5 x 12'3 (3.48m x 3.73m)
uPVC double glazed window to rear, radiator.

LOUNGE

12'4 x 11'4 (3.76m x 3.45m)
uPVC double glazed window, living flame 'coal' effect gas fire with surround.

KITCHEN

11'6 x 8'8 (3.51m x 2.64m)
Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, gas hob, oven, plumbing for washing machine, space for fridge and freezer.

REAR LOBBY

Door opening onto rear yard.

FAMILY BATHROOM/WC

Panelled bath, pedestal wash hand basin and low level WC.

FIRST FLOOR

LANDING

Single glazed window to rear, staircase to attic.

BEDROOM (REAR)

11'9 x 9'8 (3.58m x 2.95m)
Double glazed window to rear, radiator, built-in storage.

BEDROOM (front)

11'6 x 12'11 (3.51m x 3.94m)
uPVC double glazed window to front, radiator, built-in storage.

ATTIC

12'1 x 12' (3.68m x 3.66m)
Via staircase from landing, Velux windows, radiator and eaves storage.

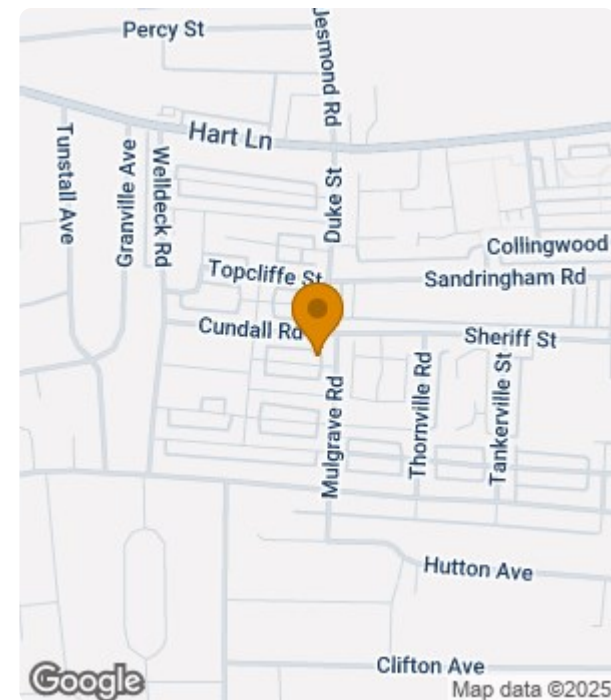
EXTERNALLY

To the rear of the property is an enclosed yard.

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		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	48	
(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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