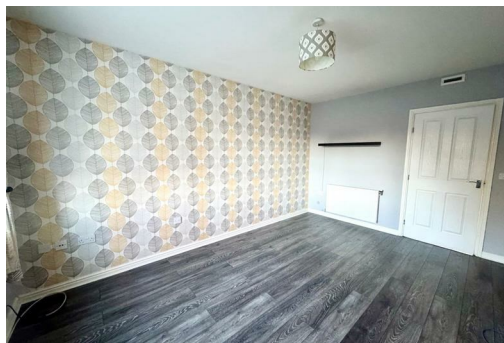




**READY TO MOVE STRAIGHT IN!**

Offered with **NO FORWARD CHAIN** and **VACANT POSSESSION**, this spacious home is perfect for first time buyers.

The ground floor features a welcoming entrance hallway, a bright lounge to the front, a cloakroom, walk-in storage and a stylish open plan kitchen/diner — ideal for modern family living.

Upstairs, there are three well proportioned bedrooms and a generous family bathroom.

Outside, the rear garden is a great size, offering a patio/seating area and a lawn — perfect for relaxing or entertaining.

Located close to Hartlepool town centre/Marina, with easy access to bus routes, local amenities, and schools, this property combines comfort, convenience, and value for money.

**Easington Road, Hartlepool, TS24 8GX**

**3 Bed - House - Semi-Detached**

**£125,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Easington Road, Hartlepool, TS24 8GX**



## **GROUND FLOOR**

### **ENTRANCE**

Entrance door, stairs to upper and radiator.

### **LOUNGE**

**11'10 x 15' (3.61m x 4.57m)**

Front double glazed window, radiator and flooring.

### **LOBBY**

**5'3 x 4'3 (1.60m x 1.30m)**

Walk-in cupboard and flooring.

### **CLOAKROOM/WC**

**4'8 x 5'10 (1.42m x 1.78m)**

Double glazed window, flooring, radiator, wash hand basin and WC.

### **KITCHEN/DINER**

**15'5 x 12'2 (4.70m x 3.71m)**

Rear double glazed window, rear double glazed door, flooring, radiator, wall and base units.



## **FIRST FLOOR; LANDING**

Carpet flooring and loft access.



### **BEDROOM**

**15'3 x 8'5 (4.65m x 2.57m)**

Two front double glazed windows, carpet flooring and radiator.

### **BEDROOM**

**8' x 16' (2.44m x 4.88m)**

Rear double glazed window, carpet flooring and radiator.



### **BEDROOM**

**7' x 11'7 (2.13m x 3.53m)**

Rear double glazed window, carpet flooring and radiator.



### **BATHROOM/WC**

**6'11 x 7'3 (2.11m x 2.21m)**

Side double glazed window, bath, wash hand basin, WC, flooring and radiator.

### **EXTERNAL**

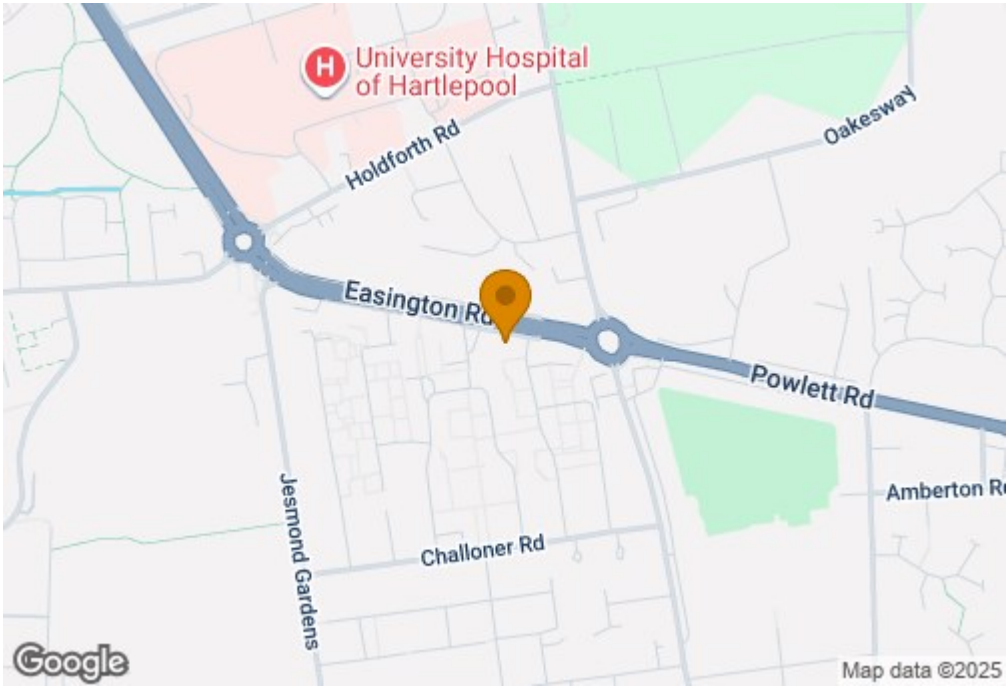
Driveway, rear garden laid to lawn and patio/seating area.

### **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.



Easington Road, Hartlepool, TS24 8GX



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 78                      | 83        |
| (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 |           |

Easington Road, Hartlepool, TS24 8GX



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.

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

