



***** NO CHAIN INVOLVED ***** An impressive three bedroom mid terraced property offering spacious and well proportioned accommodation spread over three floors with two reception rooms. The home features a modern kitchen and upgraded bathroom, whilst further benefitting from a useful utility room/ground floor WC. An ideal purchase for family requirements or possible investment opportunity, with further benefits including gas central heating and uPVC double glazing. The full layout comprises: entrance vestibule through to the entrance hall with access to both reception rooms, the kitchen includes a range of built-in appliances and leads through to the utility room/ground floor WC. To the first floor, from the half landing is access to a good size bathroom which incorporates a three piece white suite and chrome fittings. The main landing gives access to two bedrooms, and to the top floor is further large bedroom. Externally is a low maintenance yard to the rear with gated access. Kilwick Street is well situated for amenities and only a short stroll from Hartlepool town centre. **VIEWING RECOMMENDED.**

Kilwick Street, Hartlepool, TS24 7QG

3 Bedroom - House - Mid Terrace

£95,000

EPC Rating:

Tenure: Freehold

Council Tax Band: A



Kilwick Street, Hartlepool, TS24 7QG



GROUND FLOOR

ENTRANCE VESTIBULE

Secure entrance door with glazed fanlight above, glazed internal door through to the entrance hall.

ENTRANCE HALL

A deep entrance hall which incorporates a spindled staircase to the first floor with newel post, fitted carpet, dado rail, feature archway, coving to ceiling, double radiator, access to both reception rooms and kitchen.

LOUNGE

12' x 12'9 (3.66m x 3.89m)

Large uPVC double glazed window to the front aspect, attractive laminate flooring, picture rail, deep coving to ceiling, attractive central ceiling rose, detailed ceiling, fire recess, television point, convector radiator.

REAR RECEPTION ROOM

11'10 x 10'2 (3.61m x 3.10m)

uPVC double glazed window to the rear aspect, attractive laminate flooring, picture rail, deep coving to ceiling, central ceiling mould, double radiator.

KITCHEN

13' x 7'9 (3.96m x 2.36m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer sink unit with modern chrome spray mixer tap, built-in electric oven with separate four ring electric hob and extractor hood over, white 'brick' style tiling to splashback, integrated fridge and separate freezer, three drawer unit to base level, wall mounted Glow-worm gas central heating boiler, uPVC double glazed window to the side aspect, tiled flooring, uPVC double glazed door to the rear yard, convector radiator, access to:

UTILITY/GUEST CLOAKROOM/WC

6'6 x 7'10 (1.98m x 2.39m)

Fitted worktop and matching units below, modern two piece suite comprising: inset wash hand basin with central mixer tap and vanity cabinet below, close coupled WC, panelling to splashback, large wall mounted vanity mirror, uPVC double glazed window to the side aspect, convector radiator.

FIRST FLOOR

HALF LANDING

Fitted carpet, access to the family bathroom, stairs to the main landing.

BATHROOM/WC

9'6 x 7'8 (2.90m x 2.34m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower over, protective glass shower screen, inset wash hand basin with central mixer tap and vanity cabinet below, close coupled WC, modern panelling to splashback, uPVC double glazed tinted window to the rear aspect, 'laminate' style flooring, convector radiator.

MAIN LANDING

Fitted carpet, access to bedrooms one and two, closed off staircase giving access to the second floor.

BEDROOM ONE

12'1 x 16'7 (3.68m x 5.05m)

A good size master bedroom with uPVC double glazed window to the front aspect, attractive laminate flooring, feature fire surround, under stairs storage cupboard, picture rail, deep coving to ceiling, convector radiator.



Kilwick Street, Hartlepool, TS24 7QG



BEDROOM TWO

11'11" x 9' (3.63m x 2.74m)

uPVC double glazed window to the rear aspect, feature fire surround, built-in storage cupboard to alcove, attractive laminate flooring, coving to ceiling, radiator.

SECOND FLOOR LANDING

Large landing area with ample study space and 'Velux' style window to the front aspect.

BEDROOM THREE

24'1" x 15'1" (7.34m x 4.60m)

A generous bedroom with large uPVC double glazed 'dormer' style window to the front aspect, double glazed 'Velux' style window to the rear aspect, attractive laminate flooring,

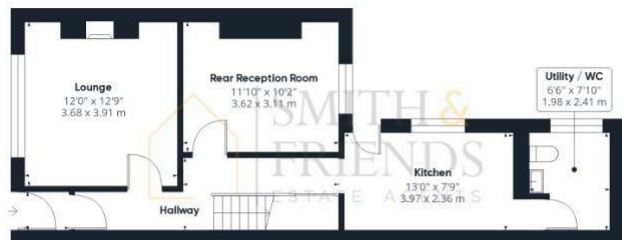
EXTERNALLY

The property features an enclosed yard to the rear with gated access.

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.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾1299 ft²120.6 m²

Reduced headroom

114 ft²10.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/E.C	

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. We 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

**SMITH &
FRIENDS**
ESTATE AGENTS