



***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** A modern and well presented two bedroom mid terraced property which offers accommodation enhanced by a conservatory extension to the rear. The home further benefits from a modern upgraded kitchen, impressive bathroom, gas central heating, uPVC double glazing and generous rear garden. An ideal purchase for a first time buyer, young family or possible investment opportunity, with local amenities and well regarded schools close by. The spacious accommodation briefly comprises: entrance hall, spacious dual aspect lounge with sliding patio doors opening into the conservatory, spacious kitchen/diner featuring a comprehensive range of units with space for free standing appliances. To the first floor are two double bedrooms (bedroom one with fitted storage) and a superb white and chrome family bathroom. Externally, the enclosed rear garden is mainly laid to lawn with a paved patio area, whilst the front garden should prove to be low maintenance with lawn and paved areas. Duncan Road is accessed via Brierton Lane. **VIEWING RECOMMENDED.**

Duncan Road, Hartlepool, TS25 4EB

2 Bedroom - House - Mid Terrace

£105,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



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GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, fitted with modern laminate flooring, staircase to the first floor, convector radiator, access to lounge and kitchen.

LOUNGE

10'4 x 15'1 (3.15m x 4.60m)

A good size family lounge with a large uPVC double glazed bow window to the front aspect, modern laminate flooring, uPVC double glazed patio doors to the conservatory extension, modern wall mounted electric fire, television point, large convector radiator.

CONSERVATORY

8' x 11'4 (2.44m x 3.45m)

Offering a pleasant transition between the home and garden via uPVC double glazed French doors, fitted carpet, convector radiator, power points.

KITCHEN/DINER

11'1 x 13'6 (3.38m x 4.11m)

Fitted with an attractive range of grey 'shaker' style units to base and wall level with contrasting work surfaces and matching splashback incorporating an inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap, recess for gas cooker with extractor hood over, space for additional free standing appliances including space for washing machine, dishwasher, dryer and free standing fridge/freezer, small breakfast bar area with radiator below, glass fronted display cabinets with glass shelving to eye-level, two uPVC double glazed windows, under stairs storage cupboard, uPVC double glazed door to the rear garden, single radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, fitted carpet, single radiator, hatch to loft space.

BEDROOM ONE

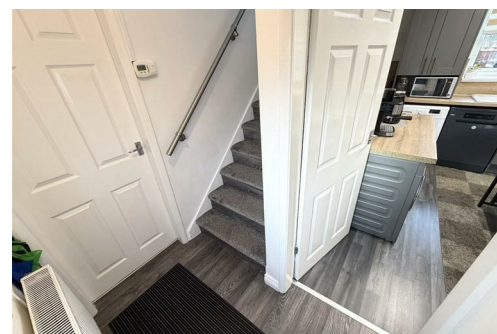
10'4 x 15'1 (3.15m x 4.60m)

A generous master bedroom with modern laminate flooring, uPVC double glazed window overlooking the rear garden, built-in storage cupboard, additional storage cupboard/wardrobe, single radiator.

BEDROOM TWO

14'8 x 9'4 (4.47m x 2.84m)

Modern laminate flooring, uPVC double glazed window to the front aspect, single radiator.



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BATHROOM/WC

7'10 x 5'6 (2.39m x 1.68m)

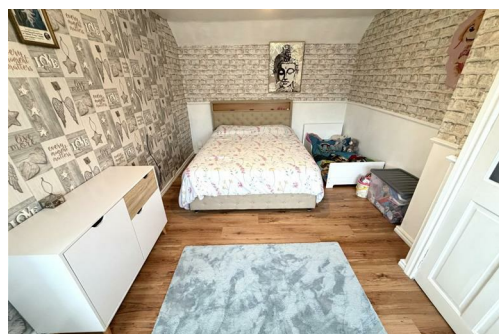
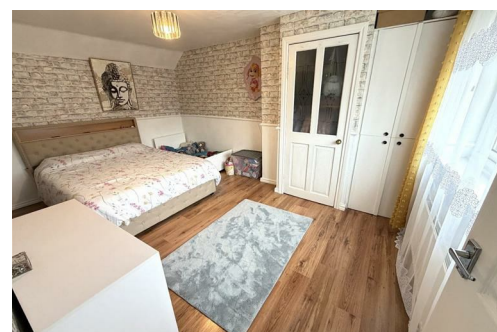
Fitted with a modern three piece white suite and chrome fittings comprising: curved panelled bath with mixer tap and shower over, protective curved glass shower screen, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, close coupled WC, modern panelling to walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

OUTSIDE

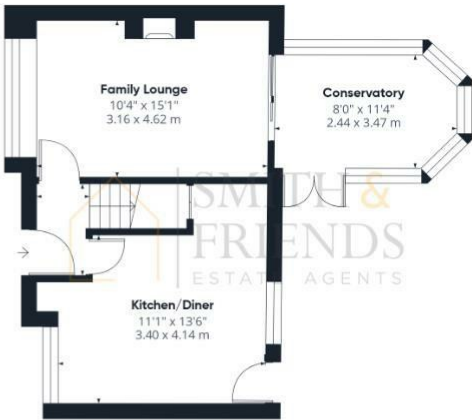
The property features a low maintenance front which is part lawned with a paved area and brick boundary wall with wrought iron railing. The enclosed rear garden is of a generous size with lawn and paved areas incorporating a corner patio and fenced boundaries, with brick outhouse.

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.



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
809 ft²
75.2 m²

(1) Excluding balconies and terraces

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

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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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	84
England & Wales		EU Directive 2002/91/EC

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