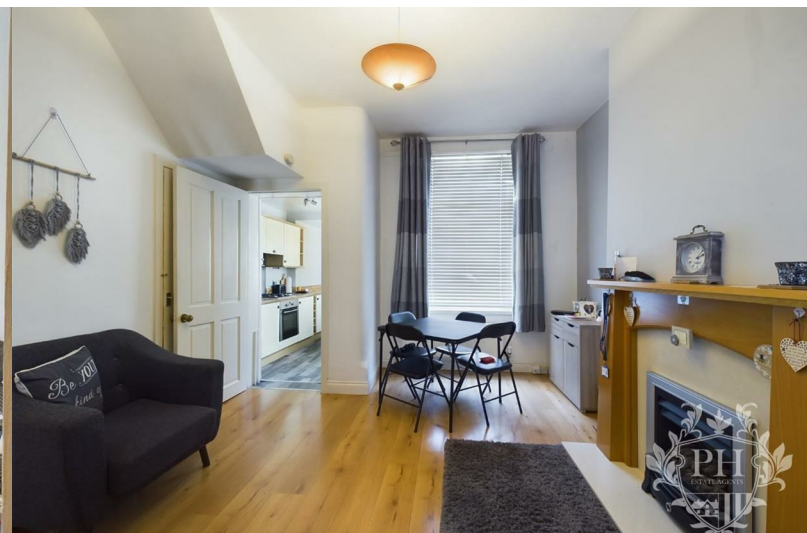




## 22 Stirling Street

, Hartlepool, TS25 5AL

£53,500



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## ENTRANCE

3'3 x 3 (0.99m x 0.91m)

Step through a uPVC door into the entrance porch, featuring wood flooring that sets the tone for the rest of the home. From here, you can access the main hallway via an internal door.

## HALLWAY

7'6 x 2'11 (2.29m x 0.89m)

The hallway continues the theme with matching wood flooring for easy maintenance, a central heating radiator, and offers access to the first floor via a staircase, as well as to the reception room through another internal door.

## RECEPTION ROOM

9'3 x 10'2 (2.82m x 3.10m)

The reception room, located at the front of the property, is an open-plan area perfect for modern living. It boasts a large uPVC window that floods the room with natural light, complemented by a central heating radiator beneath. The neutral wood flooring and painted walls create a contemporary and inviting atmosphere.

## DINING AREA

12'4 x 12 (3.76m x 3.66m)

The dining area extends from the reception room, featuring a cosy fireplace for warmth, an additional central heating radiator, and ample space for a dining table and chairs, making it ideal for family meals. A rear-elevation window enhances the space with even more light, and a convenient storage cupboard under the stairs provides additional space for keeping surplus items out of sight.

## KITCHEN

15'7 x 6'6 (4.75m x 1.98m)

The kitchen, located at the rear of the home, features darker wood flooring that is both stylish and easy to clean. This modern kitchen is equipped with a central heating radiator, an integrated oven, hob, fridge freezer, and a 1.5 sink and drainer with a mixer tap. The fitted base, wall, and drawer units offer plenty of storage, while the contrasting wood worktops add a touch of elegance. Windows to the side aspect and a uPVC door provide access to the rear yard.

## LANDING

4'2 x 5 (1.27m x 1.52m)

Upstairs, the landing is carpeted and provides access to two bedrooms, the bathroom, and the loft space above.

### BEDROOM ONE

9' x 13'11 (2.74m x 4.24m)

Bedroom one, located at the front of the property, features a uPVC window with a radiator beneath, neutral carpeting, and painted walls, creating a serene and comfortable space

### BEDROOM TWO

9'9 x 8'6 (2.97m x 2.59m)

Bedroom two is a double room with a uPVC window to the rear, a radiator underneath, wood laminate flooring, and two built-in storage cupboards, offering plenty of space for all your needs.

### BATHROOM

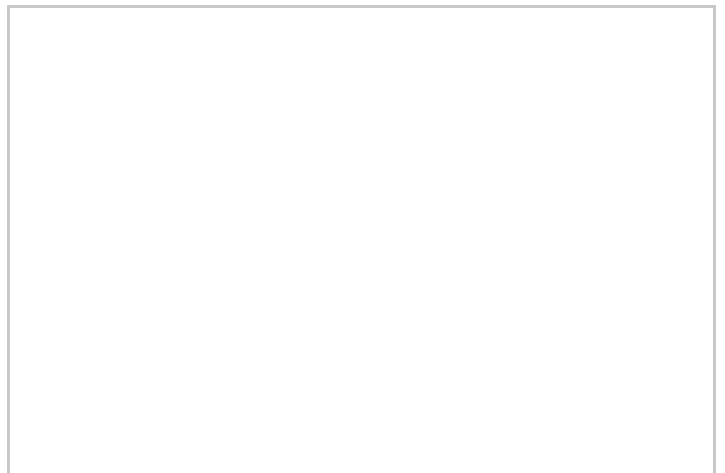
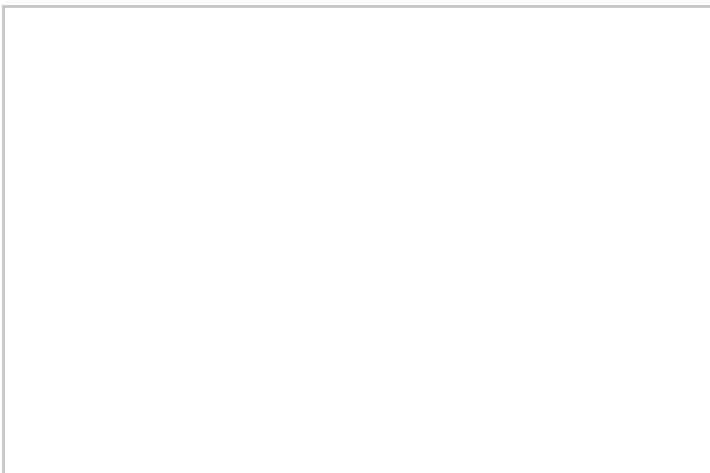
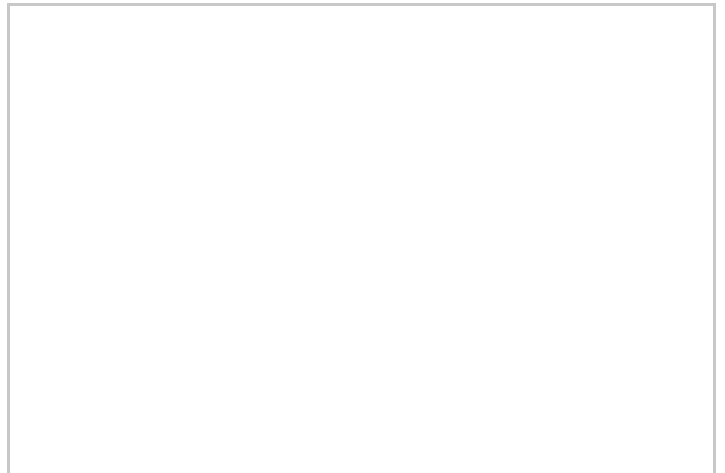
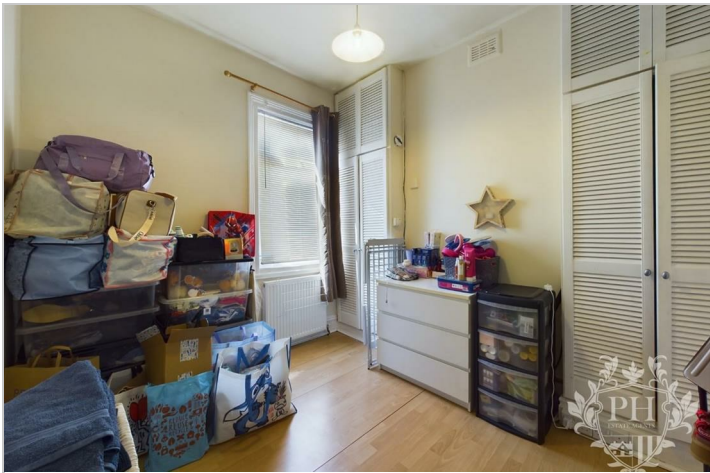
8'4 x 6'4 (2.54m x 1.93m)

The spacious bathroom features a three-piece suite, including a toilet, basin, and bath with an overhead shower and glass shower screen. A

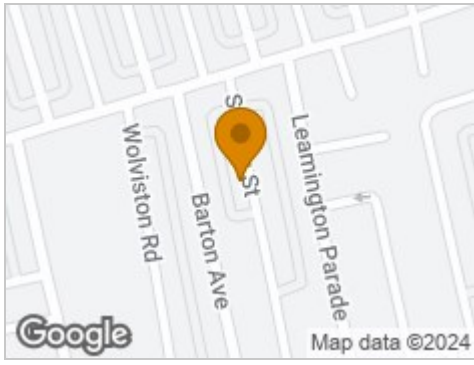
central heating radiator and a frosted uPVC window to the side elevation complete the room.

### EXTERNAL

Externally, the property benefits from on-street parking at the front and a small, enclosed, low-maintenance yard at the rear, perfect for outdoor relaxation. This property represents a fantastic investment opportunity, combining modern living with ample space and convenience. Don't miss out on making this home yours.



## Road Map



## Hybrid Map



## Terrain Map



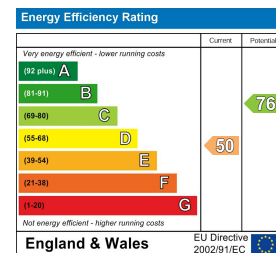
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.