



Smith and Friends are delighted to offer to the market this extended and much improved three/four bedroom mid terraced house in this popular area of Hartlepool. Generously proportioned rooms and well presented throughout the accommodation briefly comprises of: entrance hallway, lounge, separate dining room, fitted kitchen and conservatory. To the first floor are three bedrooms and the family bathroom. The attic is accessed via the fixed staircase. Externally is a large enclosed rear garden and a small enclosed front garden.

**Thornhill Gardens, Hartlepool, TS26 0HX**

**3 Bed - House - Mid Terrace**

**£150,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



# Thornhill Gardens, Hartlepool, TS26 0HX

## GROUND FLOOR

ENTRANCE HALL

## LOUNGE

14'3" x 13'3" (4.35 x 4.05)

## DINING ROOM

14'3" x 12'5" (4.35 x 3.8)

## KITCHEN

7'8" x 9'10" (2.35 x 3.02)

## CONSERVATORY

9'11" x 7'8" (3.04 x 2.34)

## FIRST FLOOR

### BEDROOM 1

12'5" x 11'7" (3.81 x 3.54)

### BEDROOM 2

12'5" x 8'10" (3.80 x 2.70)

### BEDROOM 3

11'5" x 5'1" (3.50 x 1.55)

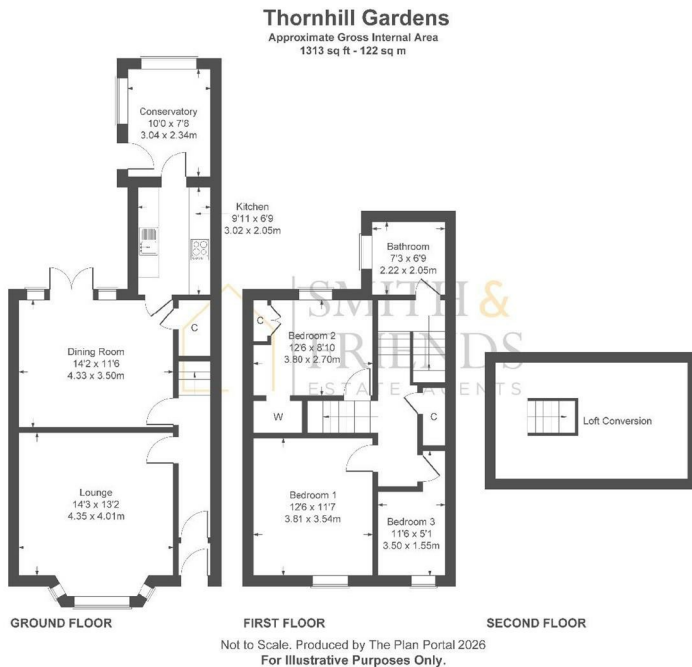
## FAMILY BATHROOM

## ATTIC

17'8" x 10'11" (5.39 x 3.35)

## 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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, conveyancing and removal 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

