



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £68,000 PLUS RESERVATION FEE ****

Situated in the popular Oxford Road area of Hartlepool, this well presented and deceptively spacious three-bedroom semi-detached home comes with viewing strongly recommended, making it an ideal purchase for first-time buyers, growing families, and investors alike.

Conveniently located within easy reach of local shops, schools, and local amenities, the property offers well-planned accommodation comprising an entrance vestibule, a bright bay-fronted lounge, opening into the spacious dining room with French doors opening onto the rear courtyard, a well equipped kitchen, and a refitted shower room finished with a modern white suite.

To the first floor are three well-proportioned bedrooms, and a useful fully boarded attic that's accessed from the landing.

Externally, the property benefits from a traditional palisade front garden and a pleasant enclosed rear courtyard.

Gloucester Street, Hartlepool, TS25 5QZ
3 Bed - House - Semi-Detached
Starting Bid £68,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



Gloucester Street, Hartlepool, TS25 5QZ

GROUND FLOOR

ENTRANCE HALLWAY

Glass panelled front door, staircase to first floor landing

LOUNGE

uPVC DG Bay window to front, radiator opening into the dining room

DINING ROOM

uPVC DG French doors opening onto the rear garden, radiator and under stairs storage cupboard.

KITCHEN

Fitted with a range of wall, base and drawer units with contrasting worktops. Inset sink and drainer, four ring gas hob with illuminating extractor and fan assisted oven. Plumbing for washing machine and space for fridge and freezer. UPVC DG window.

REAR LOBBY

uPVC DG glass panelled door opening into the rear yard.

SHOWER ROOM

White and chrome suite with double shower, pedestal wash hand basin and low level WC. UPVC DG window co ordinated tiled walls and radiator.

FIRST FLOOR

LANDING

Staircase to Attic

BEDROOM (FRONT)

UPVC DG window, built in wardrobes and radiator

BEDROOM (FRONT)

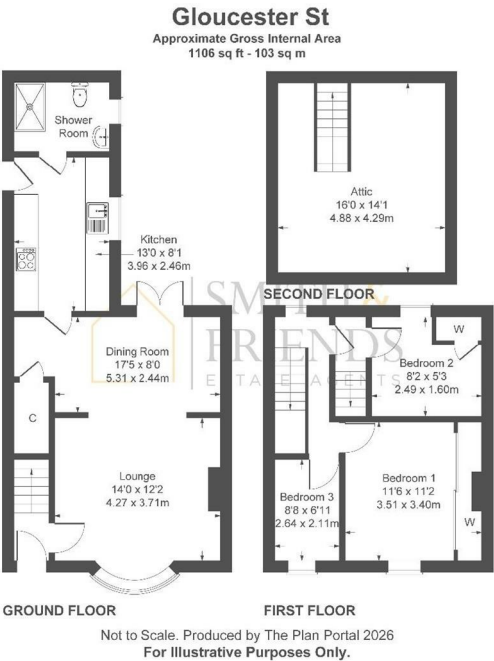
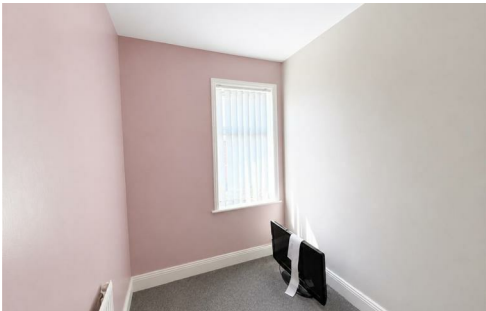
uPVC DG window to front and radiator

BEDROOM (REAR)

UPVC DG window, radiator and built in storage.

EXTERNALLY

Enclosed rear yard with gated access.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	72
EU Directive 2002/91/EC		

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