

*****REDUCED***** A modern THREE BEDROOM semi-detached property which offers modern accommodation with a good size kitchen/diner and recently upgraded ground floor bathroom. The home would make an ideal purchase for a first time buyer or young family, with features including gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with side access and stairs to the first floor, generous bay fronted lounge, modern full width kitchen/diner, impressive refitted ground floor bathroom, three first floor bedrooms and a useful first floor wash room/WC. Externally is a low maintenance front which is paved to provide useful off street parking. A gate to the side, leads through to the spacious WEST FACING REAR GARDEN. Gloucester Street is located within easy reach of schools and amenities. **VIEWING RECOMMENDED.**

Gloucester Street, Hartlepool, TS25 5QZ

3 Bedroom - House - Semi-Detached

£99,950

EPC Rating: E

Tenure: Freehold

Council Tax Band: A





GROUND FLOOR

ENTRANCE HALL

6'11 x 6' (2.11m x 1.83m)

Accessed via side entrance door, modern laminate flooring, turned staircase to the first floor with under stairs storage area, radiator with cover included.

FRONT LOUNGE

15'2 x 12'4 (4.62m x 3.76m)

A good size lounge with uPVC double glazed bay window to the front aspect, modern wall mounted electric fire, matching laminate flooring, convector radiator, access to:

KITCHEN/DINER

9'1 x 18'9 (2.77m x 5.72m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with modern spray mixer tap, recess with cooking range and extractor over, tiled splashback, recess with plumbing for washing machine and tumble dryer, space for free standing fridge freezer, wall mounted gas central heating boiler, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear, tiled flooring, convector radiator.

GROUND FLOOR BATHROOM/WC

6'10 x 5'11 (2.08m x 1.80m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with mixer tap and shower over, protective glass shower screen, inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, attractive tiling to splashback, tiled flooring, uPVC double glazed window to the side aspect, heated towel radiator.

FIRST FLOOR LANDING

Accessed via turned staircase, with uPVC double glazed window to the front aspect, fitted carpet, access to bedrooms and first floor washroom/WC.

BEDROOM ONE

13' x 12'5 (3.96m x 3.78m)

uPVC double glazed window to the front aspect, built-in storage cupboard to alcove, modern laminate flooring, single radiator.

BEDROOM TWO

11'9 x 8'5 (3.58m x 2.57m)

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

BEDROOM THREE

8'5 x 8'9 (2.57m x 2.67m)

uPVC double glazed window to the rear aspect, part panelled wall, fitted carpet, convector radiator.

FIRST FLOOR WASH ROOM/WC

Fitted with a modern two piece suite and chrome fittings comprising: inset wash hand basin with mixer tap and white gloss vanity cabinet below, close coupled WC, uPVC double glazed window to the side aspect, convector radiator.

EXTERNALLY

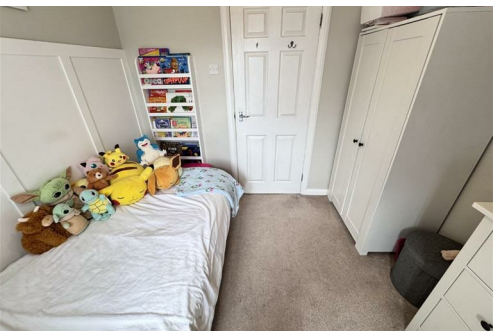
The property features a low maintenance front which is paved to provide useful off street parking, partly enclosed by a brick boundary wall with wrought iron railings. A gate to the side leads through to the west facing rear garden which should prove to be a suntrap in the summer months, with lawn, generous patio area, pebbled area and two useful timber storage sheds.

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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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		
England & Wales	53	80
EU Directive 2002/91/EC		



Ground Floor



Floor 1

Approximate total area⁽¹⁾
867 ft²
80.5 m²

Reduced headroom
1 ft²
0.1 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.

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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.