

STOCKTON ROAD, HARTLEPOOL, TS25 1SW



- ▲ Victorian mid terraced house offering great internal space across three floors
- ▲ Offered to the market with a CHAIN FREE sale
- ▲ Spacious family home or ready to go rental
- ▲ Four double bedrooms and two modern shower room
- ▲ Two reception rooms and 20ft breakfast kitchen with modern units
- ▲ Gas central heating and UPVC double glazing
- ▲ Front garden and rear courtyard with parking space with roller door

£145,000

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Whether you are in the market for a spacious family home or a ready to go rental property this could be the property for you.

This garden fronted Victorian mid terraced house offers great internal space across three floors with four double bedrooms, two modern bathrooms and is offered to the market with a CHIAN FREE sale.

Comprising lobby, hall, front living room with bay window, rear dining room, 20ft breakfast kitchen with modern units and conservatory on the ground floor. The first floor has large landing, three double bedrooms and shower room with modern three-piece suite. The second floor has landing, double bedroom and shower room with modern three-piece suite. To the front there is a small garden, and a rear courtyard offers parking with roller door.

Other features include gas central heating, UPVC external doors and windows.

GROUND FLOOR

LOBBY

HALLWAY

LIVING ROOM - 4.5m (14'9") into alcove x 4.32m (14'2") into bay window

DINING ROOM - 3.89m (12'9") (max) x 3.89m (12'9") into alcove

BREAKFAST ROOM - 3.96m (13') x 3.35m (11') into alcove

KITCHEN - 3.35m x 2.18m (11' x 7'2")

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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CONSERVATORY - 2.5m x 2.41m (8'2" x 7'11")

FIRST FLOOR

LANDING

BEDROOM ONE - 5.7m (18'8") into alcove x 3.48m (11'5") (max)

BEDROOM TWO - 5.1m (max) x 3.35m (16'9" (max) x 11')

BEDROOM THREE - 3.89m (12'9") into alcove x 3.3m (10'10")

FIRST FLOOR SHOWER ROOM

SECOND FLOOR

LANDING AREA

BEDROOM FOUR - 5.7m (18'8") x 3.38m (11'1") into alcove

SECOND FLOOR SHOWER ROOM

EXTERNALLY

Externally there is a small garden to the front and to the rear there is a concrete courtyard with roller door offering parking.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - MH/LS/BIL260236/05062026

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



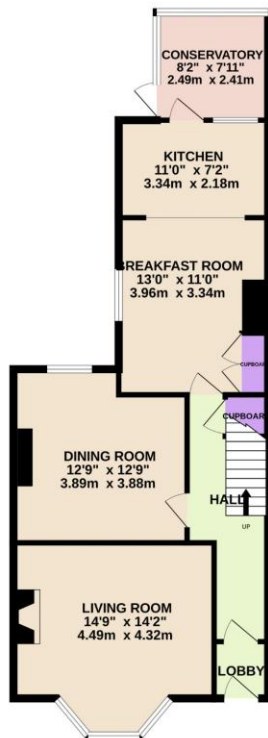
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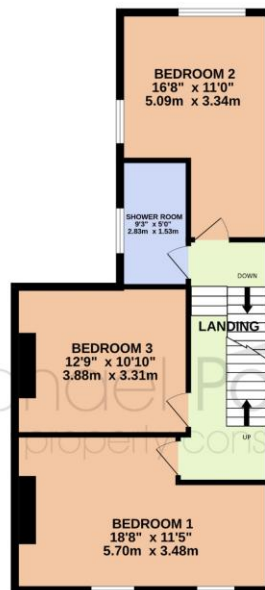
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GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 1667 sq.ft. (154.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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