



\*\*\*PUBLIC NOTICE\*\*\*

42 Powlett Road We are acting in the sale of the above property and have received an offer of £72,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A spacious THREE BEDROOM semi-detached offering accommodation ideal for family requirements with TWO RECEPTION ROOMS. The home is in need of some improvements and finishing touches yet offers great potential and comes with an internal viewing recommended. The property features gas central heating and uPVC double glazing, whilst in brief the layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to a good size lounge, the kitchen links to the rear reception room/dining room and through to the attached outhouses. To the first floor are three good size bedrooms and a modern bathroom which incorporates a three piece white suite and chrome fittings. Externally are gardens to the front and rear, with potential to add a driveway and provide off street parking. Powlett Road is well situated within a short walk of the Marina and local amenities. EPC RATING: C

**Powlett Road, Hartlepool, TS24 8LZ**

**3 Bed - House - Semi-Detached**

**£79,950**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS

# Powlett Road, Hartlepool, TS24 8LZ



## GROUND FLOOR

### ENTRANCE PORCH

Accessed via double glazed entrance door, single glazed windows, internal glazed door to hall.

### ENTRANCE HALL

A spacious entrance hall with uPVC double glazed window to the side aspect, stairs to the first floor with under stairs recess.

### FRONT LOUNGE

**13'5 x 12'1 (4.09m x 3.68m)**

A good size lounge with uPVC double glazed window to the front aspect, single radiator.

### KITCHEN

**10'11 x 10'4 (3.33m x 3.15m)**

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, tiling to splashback, combi boiler, uPVC double glazed window to the rear aspect, additional uPVC double glazed window to the side aspect, double radiator, uPVC double glazed door to the attached outhouses, access to rear reception room/dining room.

### REAR RECEPTION ROOM/DINING ROOM

**10'10 x 9' (3.30m x 2.74m)**

Ideal for a variety of uses, with uPVC double glazed window to the rear aspect, single radiator.

### ATTACHED OUTHOUSES

Separated into three areas, with two storage areas and toilet, front and rear access doors.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, built-in storage cupboard, hatch to loft space, access to bedrooms and bathroom.

### BEDROOM ONE

**12'1 x 11'3 (3.68m x 3.43m)**

uPVC double glazed window to the front aspect, single radiator.

### BEDROOM TWO

**12'10 x 8'10 (3.91m x 2.69m)**

uPVC double glazed window to the rear aspect, built-in storage cupboard, shelved alcove, single radiator.

### BEDROOM THREE

**10'3 x 9'3 (3.12m x 2.82m)**

uPVC double glazed window to the front aspect, built-in storage cupboard, convector radiator.



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## BATHROOM/WC

8'6 x 5'6 (2.59m x 1.68m)

Fitted with a three piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, wall mounted WC, tiling and panelling to splashback, uPVC double glazed windows to the side and rear aspects, panelling to ceiling.

## EXTERNALLY

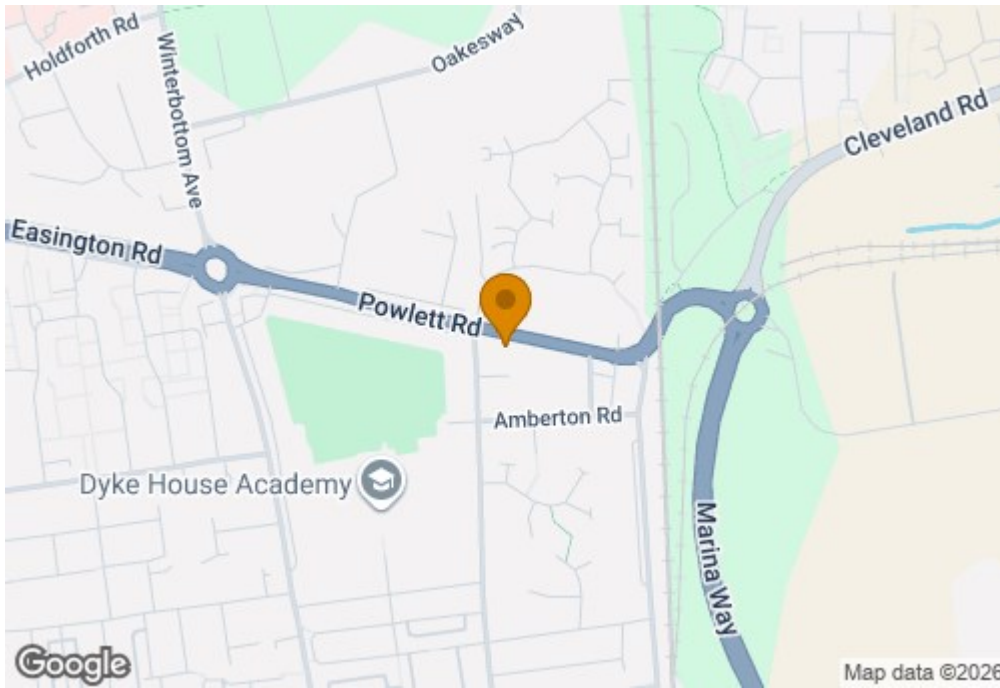
The property features gardens to the front and rear which are in need of attention, with potential for off street parking.

## NB 1

All services/appliances have not and will not be tested.

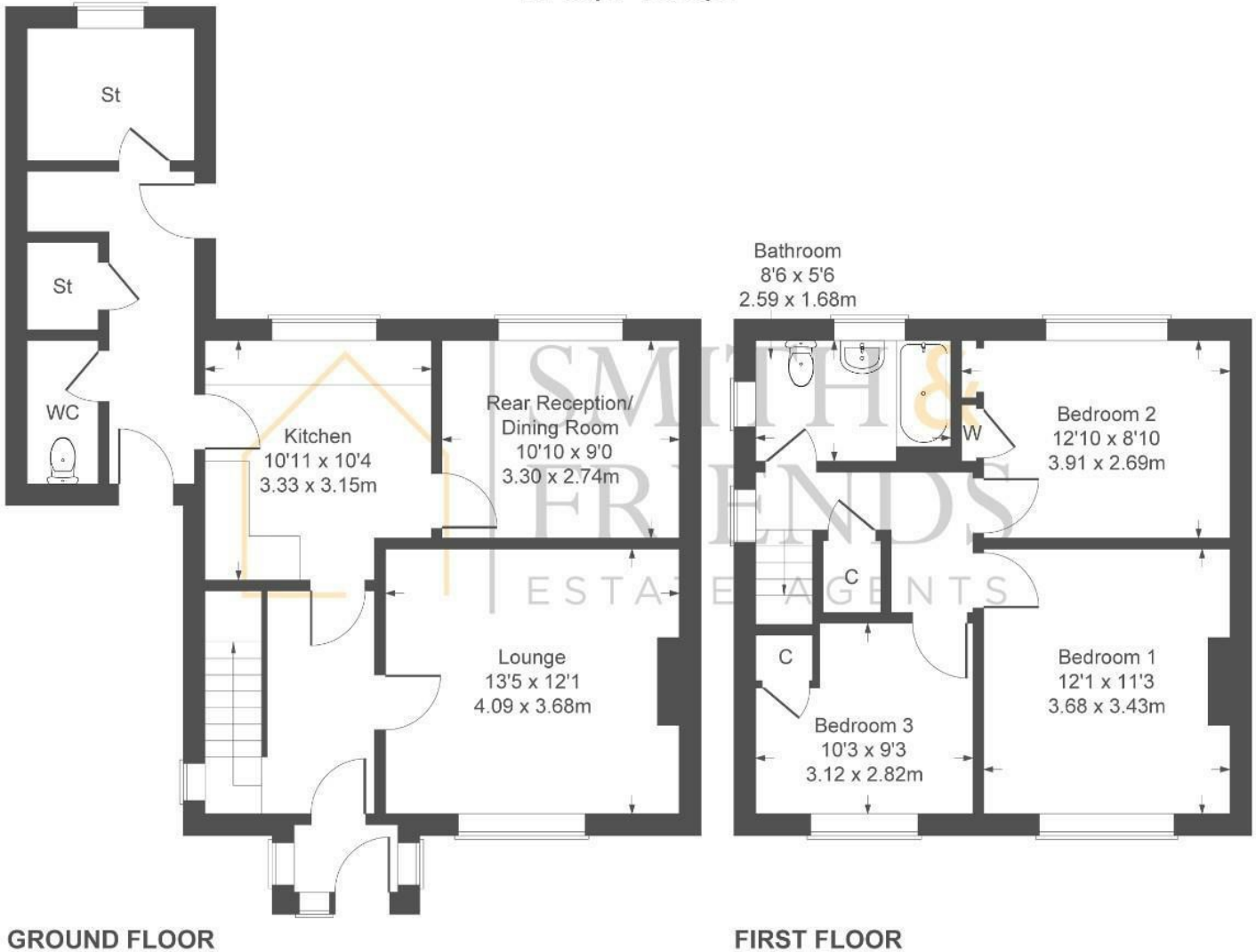
## NB 2

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.



# Powlett Road

Approximate Gross Internal Area  
1114 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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 and conveyancing 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(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	

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