



Chester Road, Hartlepool, TS26 0JE
3 Bed - House - Mid Terrace
£100,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Chester Road, TS26 0JE

*** NO CHAIN INVOLVED *** An attractively presented THREE BEDROOM mid terraced property with TWO RECEPTION ROOMS & USEFUL ATTIC ROOM. The home offers deceptively spacious accommodation which is complemented by a modern kitchen and upgraded shower room, whilst further benefits include gas central heating and uPVC double glazing. The home would make an ideal purchase for a first time buyer or family and briefly comprises: entrance vestibule through to the hall with stairs to the first floor and access to two connecting reception rooms, the rear reception room links to the kitchen which includes a modern range of cream gloss units and built-in appliances. A modern upgraded shower room completes the ground floor and to the first floor are three bedrooms, with two spacious doubles and a smaller single bedroom. A useful attic room offers a variety of uses with potential for a home study/work space. Externally is a low maintenance palisade to the front and south facing rear yard with gated access. Local schools and amenities are within a short stroll. VIEWING RECOMMENDED.

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with matching fanlight above, fitted carpet, coving to ceiling, internal door through to the hall.

ENTRANCE HALL

10'4 x 3'1

Turned staircase to the first floor, fitted carpet, deep coving to ceiling, feature archway, convector radiator.

BAY FRONTED LOUNGE

11'4 x 12'11

A pleasant family lounge with a large uPVC double glazed bay window to the front aspect, feature fire surround with inset 'pebble' effect electric fire, fitted carpet, deep coving to ceiling, attractive ornate ceiling rose, convector radiator, archway through to the rear reception room.

REAR RECEPTION ROOM

11'3 x 12'

Currently used as a dining room with uPVC double glazed French doors opening to the rear yard, fitted carpet, ornate coving to ceiling, central ceiling rose, convector radiator, access to the kitchen.

KITCHEN

9'9 x 6'10

Fitted with a modern range of cream gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, attractive tiling to splashback, integrated fridge/freezer, integrated washing machine, 'marble' style tiled flooring, uPVC double glazed window to the side aspect, useful under stairs storage cupboard, panelling and inset spotlighting to the ceiling, modern vertical radiator.

GROUND FLOOR SHOWER ROOM/WC

4'5 x 6'10

Fitted with a modern three piece suite and chrome fittings comprising: double shower with overhead shower, protective glass shower screen and vanity recess, inset wash hand basin with central mixer tap, concealed

WC with vanity area above, attractive tiling to walls, panelling and inset spotlighting to the ceiling, wall mounted vanity mirror, extractor fan, uPVC double glazed window to the side aspect, chrome heated towel radiator.

FIRST FLOOR; HALF LANDING

uPVC double glazed window to the rear aspect, fitted carpet, stairs to the main landing.

MAIN LANDING

Access to three bedrooms and further access to the attic room with under stairs storage cupboard.

BEDROOM ONE

11'6 x 10'7

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

BEDROOM TWO

11'4 x 10'9

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

BEDROOM THREE

8' x 5'7

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

ATTIC ROOM

9'6 x 14'10

Useful attic room which would make a great space for those working from home, with fitted carpet, eaves storage, lighting, sockets and wall mounted television point, electric radiator included.

EXTERNALLY

The property features a low maintenance palisade to the front and an enclosed south facing yard to the rear with gated access.

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) 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	70	82
	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 and conveyancing 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
 Tel: 01429 891100
 hartlepool@smith-and-friends.co.uk
 www.smith-and-friends.co.uk

