







*** NO CHAIN INVOLVED *** A recently improved and upgraded THREE BEDROOM mid terraced property. The home offers neutrally decorated accommodation with new flooring throughout, refitted kitchen and bathroom, gas central heating and uPVC double glazing. An ideal investment purchase, with the property being conveniently located within walking distance of schools and amenities. The full layout comprises: entrance vestibule, spacious lounge, long kitchen with space for free standing appliances, modern ground floor bathroom and three bedrooms to the first floor. Externally is a small enclosed yard to the rear with gated access. Thirlmere Street is situated off Elwick Road which is convenient for Hartlepool town centre.

**Thirlmere Street, Hartlepool, TS26 9AR**
**3 Bed - House - Mid Terrace**
**£65,000**
**EPC Rating: E**
**Council Tax Band: A**
**Tenure: Freehold**

SMITH & FRIENDS
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# Thirlmere Street, Hartlepool, TS26 9AR

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## GROUND FLOOR

### ENTRANCE VESTIBULE
Accessed via uPVC double glazed entrance door with fanlight above, newly fitted carpet, upgraded internal door to the lounge.



### LOUNGE
**15'3 x 14'1 (4.65m x 4.29m)**
A good size lounge with large uPVC double glazed window to the front aspect, feature fire surround with electric fire, newly fitted carpet, dado rail, single radiator.

### KITCHEN
**16'8 x 6'4 (5.08m x 1.93m)**
Fitted with a range of units to base and wall level with chrome rod handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for gas cooker with panelled splashback, recess for washing machine, recess for free standing fridge/freezer, Worcester gas central heating boiler, two uPVC double glazed windows, uPVC door to the rear yard, 'laminate' effect vinyl flooring, under stairs storage cupboard, double radiator.

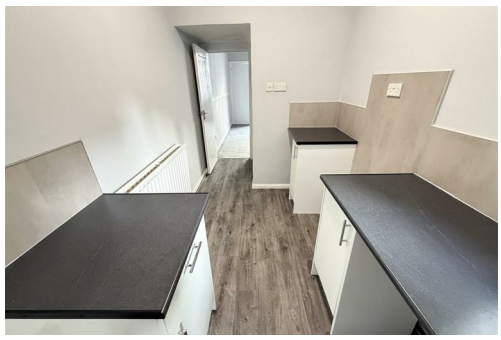


### INNER STAIRWELL
Staircase to the first floor, newly fitted carpet, access to ground floor bathroom.



### GROUND FLOOR BATHROOM/WC
**5'5 x 6'8 (1.65m x 2.03m)**
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, inset wash hand basin with mixer tap and white gloss vanity cabinet below, close coupled WC, panelling to walls and ceiling, uPVC double glazed window to the rear aspect, extractor fan, 'laminate' effect vinyl flooring, single radiator.

## FIRST FLOOR



### LANDING
Newly fitted carpet, access to three bedrooms.

### BEDROOM ONE
**12'3 x 12'10 (3.73m x 3.91m)**
A good size master bedroom with uPVC double glazed window to the front aspect, newly fitted carpet, double radiator, hatch to loft space.

### BEDROOM TWO
**8'9 x 6'7 (2.67m x 2.01m)**
uPVC double glazed window to the rear aspect, newly fitted carpet, single radiator.



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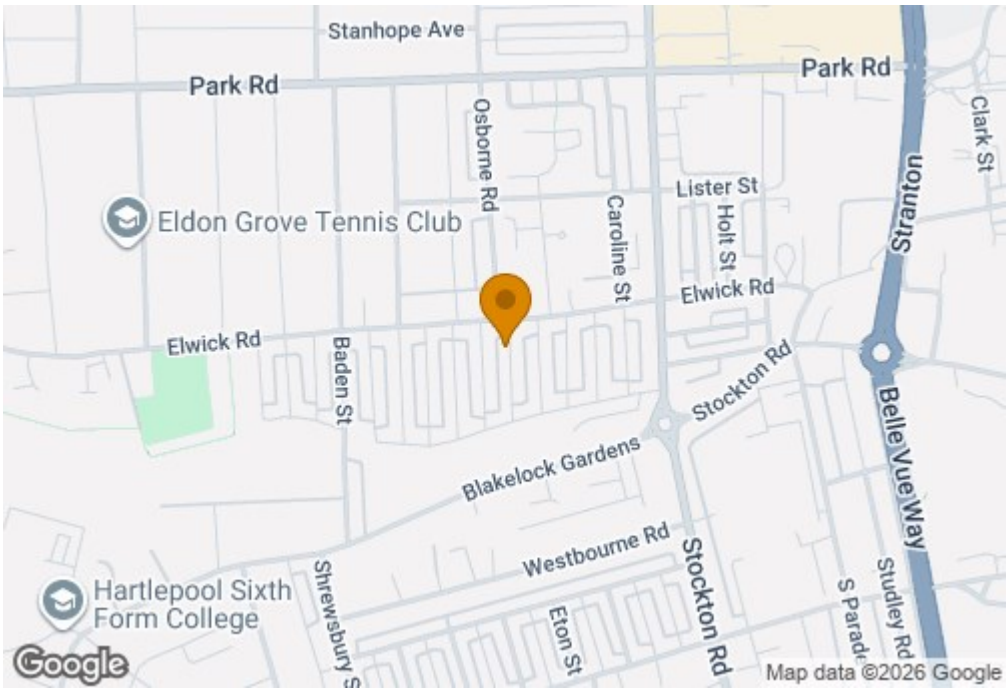
**BEDROOM THREE**
**8'5 x 6'4 (2.57m x 1.93m)**
uPVC double glazed window to the side aspect, newly fitted carpet, single radiator.

**EXTERNALLY**
The property features an enclosed 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.


















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Approximate total area(1)

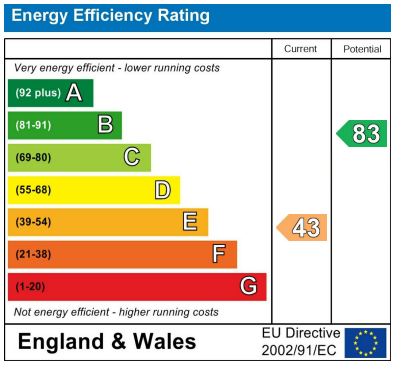
689 ft²

63.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




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.


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