



Inch Grove, TS25 3JB
2 Bed - House - Mid Terrace
£90,000

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



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Inch Grove, TS25 3JB

Offered to the market for sale is this pleasant two bedroom mid terraced property. Situated in a popular part of town and having local shops and schools in close proximity. The property would ideally suit the first time buyer or investor looking for a 'buy to let' property. This deceptively spacious accommodation benefits from uPVC double glazing and gas central heating. The floor plan briefly consists of: entrance hallway, dual aspect lounge spacious kitchen/dining room and to the first floor there are two good size bedrooms and a family bathroom/WC. Externally the property has front and rear gardens and viewing comes recommended in order to appreciate what is on offer. The property is offered with NO CHAIN INVOLVED.

GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled, radiator, staircase to first floor landing.

LOUNGE

15'3 x 10'6 (4.65m x 3.20m)

uPVC double glazed windows to front and rear, radiator.

DINING KITCHEN

15'1 x 14'7 (4.60m x 4.45m)

Fitted with a range of white wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, cooker, plumbing for washing machine and space for fridge and freezer; uPVC double glazed windows to front and rear, uPVC double glazed glass panelled door to rear.

FIRST FLOOR

LANDING

uPVC double glazed window to rear.

BEDROOM 1 (rear)

15'10 x 10'8 (4.83m x 3.25m)

uPVC double glazed window to rear, built-in storage, radiator.

BEDROOM 2 (front)

14'5 x 9'4 (4.39m x 2.84m)

uPVC double glazed window to front, radiator.

FAMILY BATHROOM/WC

White suite with panelled bath, pedestal wash hand basin and low level WC; uPVC double glazed window to rear, radiator.

EXTERNALLY

To the front of the property is a small enclosed garden, whilst to the rear is a larger garden which is fully enclosed with sunny patio area, timber shed and lawn.

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.

Inch Grove

Approximate Gross Internal Area
796 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

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