







** NO FORWARD CHAIN ** Ideally suited to a range of purchasers, we offer to the market this two bedroom ground floor flat. Benefits include gas central heating via a combi boiler and uPVC double glazing. The accommodation briefly comprises: entrance hallway with security intercom telephone system, lounge, fitted kitchen, two bedrooms and bathroom/WC. Externally there is a communal block paved yard to the rear providing off street parking facilities. An internal inspection is recommended in order to appreciate the accommodation on offer.

**Stockton Road, Hartlepool, TS25 1SW**
**2 Bed - Flat**
**£45,000**
**EPC Rating: C**
**Council Tax Band: A**
**Tenure: Leasehold**

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# Stockton Road, Hartlepool, TS25 1SW



**COMMUNAL ENTRANCE**

**HALLWAY**
Radiator, storage cupboard.

**LOUNGE**
**16'6 x 8'9 (5.03m x 2.67m)**
uPVC double glazed window, electric fire with surround, radiator, doors into the kitchen.

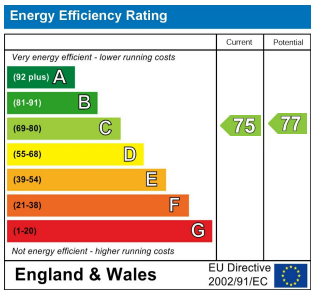
**KITCHEN**
**9'8 x 5'5 (2.95m x 1.65m)**
Wall, base and drawer units with matching worktops, free standing gas cooker, plumbing for washing machine and space for fridge/freezer, uPVC double glazed window to front.

**BEDROOM 1**
**12'6 x 8'9 max (3.81m x 2.67m max)**
uPVC double glazed window to rear, radiator.

**BEDROOM 2**
**9'2 x 6'6 (2.79m x 1.98m)**
uPVC double glazed window to rear, radiator.

**WET ROOM/WC**
Fully functional wet room with white and chrome suite including wall mounted shower, wash hand basin and low level WC, tiled splashback, radiator.

**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.




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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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