



South Parade, TS25 1SB
3 Bed - House
£120,000

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



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South Parade Hartlepool TS25 1SB

*** NO CHAIN INVOLVED *** A deceptively spacious and recently renovated three bedroom mid terraced property which offers accommodation ideal for a variety of buyers with two reception rooms. An internal viewing comes recommended with neutral decor, new flooring, impressive refitted kitchen and modern refitted bathroom. The home is warmed by gas central heating via a Baxi Platinum combi boiler, features uPVC double glazing and benefits from upgrades to the electrics.

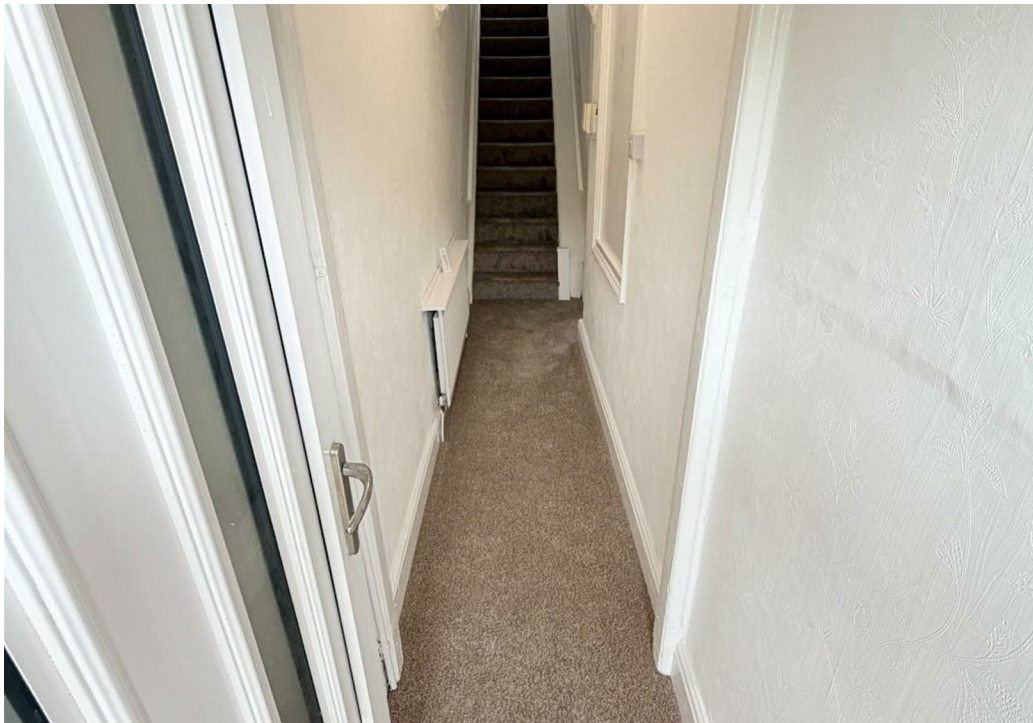
The full layout comprises; entrance vestibule into the hall with stairs to the first floor and access to two connecting reception rooms, the bay fronted lounge with feature fire surround whilst the rear reception room links to the kitchen which incorporates attractive units and a range of built in appliances. The rear lobby/utility area gives access to the modern ground floor bathroom which features a three piece white suite and chrome fittings. To the first floor are three bedrooms with a generous master bedroom.

Externally the property is set back from the road with an established front garden whilst the courtyard style rear has double timber gates. South Parade is well situated within walking distance of schools and amenities, convenient for Hartlepool town centre and close to travel links. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, newly fitted carpet, coved ceiling.

ENTRANCE HALL

10'9 x 2'10 (3.28m x 0.86m)

Stairs to the first floor, newly fitted carpet, coved ceiling, single radiator.

FRONT LOUNGE

13'10 x 11'2 (4.22m x 3.40m)

Located to the front of the property with a large uPVC double glazed bay window, feature fire surround with marble style back and base, inset gas fire, newly fitted carpet, dado rail, picture rail, coved ceiling, radiator with cover included, double doors into the rear reception room.

REAR RECEPTION ROOM

12'1 x 10'11 (3.68m x 3.33m)

Ideally situated off the kitchen with scope to be used as a dining room, featuring an inset fire, uPVC double glazed window to the rear aspect, newly fitted carpet, picture rail, coved ceiling, storage to both alcoves, convector radiator.

KITCHEN

13'4 x 6'5 (4.06m x 1.96m)

An impressive refitted kitchen which incorporates an attractive range of units with complimenting work surfaces and matching splashback, inset single drainer sink with mixer tap, built in oven with four ring gas hob above, integrated fridge and freezer, concealed Baxi Platinum boiler, recess for washing machine, recess for fridge/freezer, new flooring, uPVC double glazed window to the side, uPVC double glazed door to the rear courtyard, under stairs storage cupboard.

REAR LOBBY / UTILITY AREA

5'10 x 3'1 (1.78m x 0.94m)

Modern panelling to walls and ceiling, uPVC double glazed window to the side aspect, new flooring, access to the bathroom.



GROUND FLOOR BATHROOM

7'7 x 5'8 (2.31m x 1.73m)

Refitted with a modern three piece white suite and chrome fittings comprising; panelled bath with mixer tap, shower attachment and protective glass shower screen, inset wash hand basin with central mixer tap and vanity cabinet below, low level WC, modern panelling to walls and ceiling, uPVC double glazed window to the side aspect, new flooring, chrome heated towel radiator.

FIRST FLOOR

HALF LANDING

uPVC double glazed window to the side aspect, newly fitted carpet, coved ceiling, access to bedroom three

BEDROOM THREE

9'9 x 6'5 (2.97m x 1.96m)

uPVC double glazed window to the side aspect, newly fitted carpet, radiator with cover included.

MAIN LANDING

Newly fitted carpet, coved ceiling, hatch to loft space.

BEDROOM ONE

13'5 x 12'0 (4.09m x 3.66m)

A generous master bedroom with two uPVC double glazed windows to the front aspect, newly fitted carpet, coved ceiling, storage cupboard to alcove, double radiator.

BEDROOM TWO

12'2 x 7'3 (3.71m x 2.21m)

uPVC double glazed window to the rear aspect, newly fitted carpet, storage cupboard to alcove, radiator with cover included.

EXTERNALLY

The property is set back from the road with an established front garden which is lawned with a planted border, block paved path, brick boundary wall and wrought iron gate. The enclosed courtyard style rear is paved with double gates.

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.



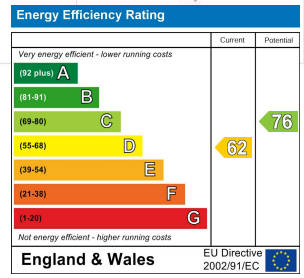


Approximate total area^m
903 ft²
83.7 m²



(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.



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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