

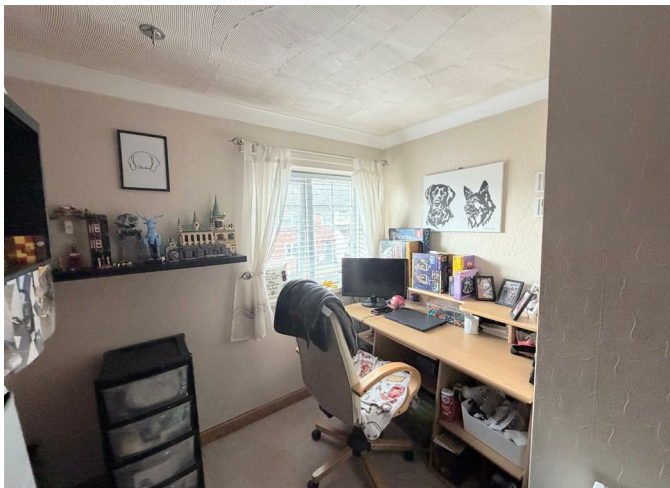


Lazenby Road, TS24 9PR  
3 Bed - House - Mid Terrace  
£115,000

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Lazenby Road, TS24 9PR

A well presented and significantly upgraded three bedroom mid terraced property located in the popular King Oswy area of Hartlepool. The home would make an ideal first time purchase and features a modern kitchen and impressive upgraded bathroom. The accommodation has been redecorated, features upgraded flooring and further benefits from gas central heating and uPVC double glazing. An internal viewing comes highly recommended, with a layout that briefly comprises: entrance vestibule with stairs to the first floor and access through to the lounge which in turn leads through to the dining area and into the kitchen. To the first floor are three good sized bedrooms and a modern family bathroom. Externally is a low maintenance front garden, with off street parking for two cars, and a spacious enclosed rear garden with timber shed. Lazenby Road is located within close proximity of amenities on King Oswy Drive and only a short distance from Barnard Grove Primary and St Hilda's Church Of England Schools. **VIEWING RECOMMENDED.**

### GROUND FLOOR

#### ENTRANCE

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

#### LOUNGE/DINER

19'6 x 17'5 (5.94m x 5.31m)

uPVC double glazed window to front, uPVC double glazed window to rear, two radiators.

#### KITCHEN

11'9 x 8'6 (3.58m x 2.59m)

Fitted with a range of modern white high gloss wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, integrated gas cooker with illuminating extractor, freestanding fridge/freezer and washing machine are included.

#### REAR LOBBY

Useful storage area.

### FIRST FLOOR

#### LANDING

Access to loft

#### BEDROOM 1

14'3 x 10'8 (4.34m x 3.25m)

uPVC double glazed window, radiator.

#### BEDROOM 2

12'4 x 8'8 (3.76m x 2.64m)

uPVC double glazed window, radiator.

#### BEDROOM 3

10'7 x 8'4 (3.23m x 2.54m)

uPVC double glazed window, radiator.

#### BATHROOM/WC

White and chrome suite comprising: free standing bath with shower over, wash hand basin and low level WC; co-ordinated tiled splashback, heated chrome towel rail, uPVC double glazed window.

#### EXTERNALLY

To the rear is an enclosed private garden with storage shed. The front garden has been block paved and provides off street parking for two cars.

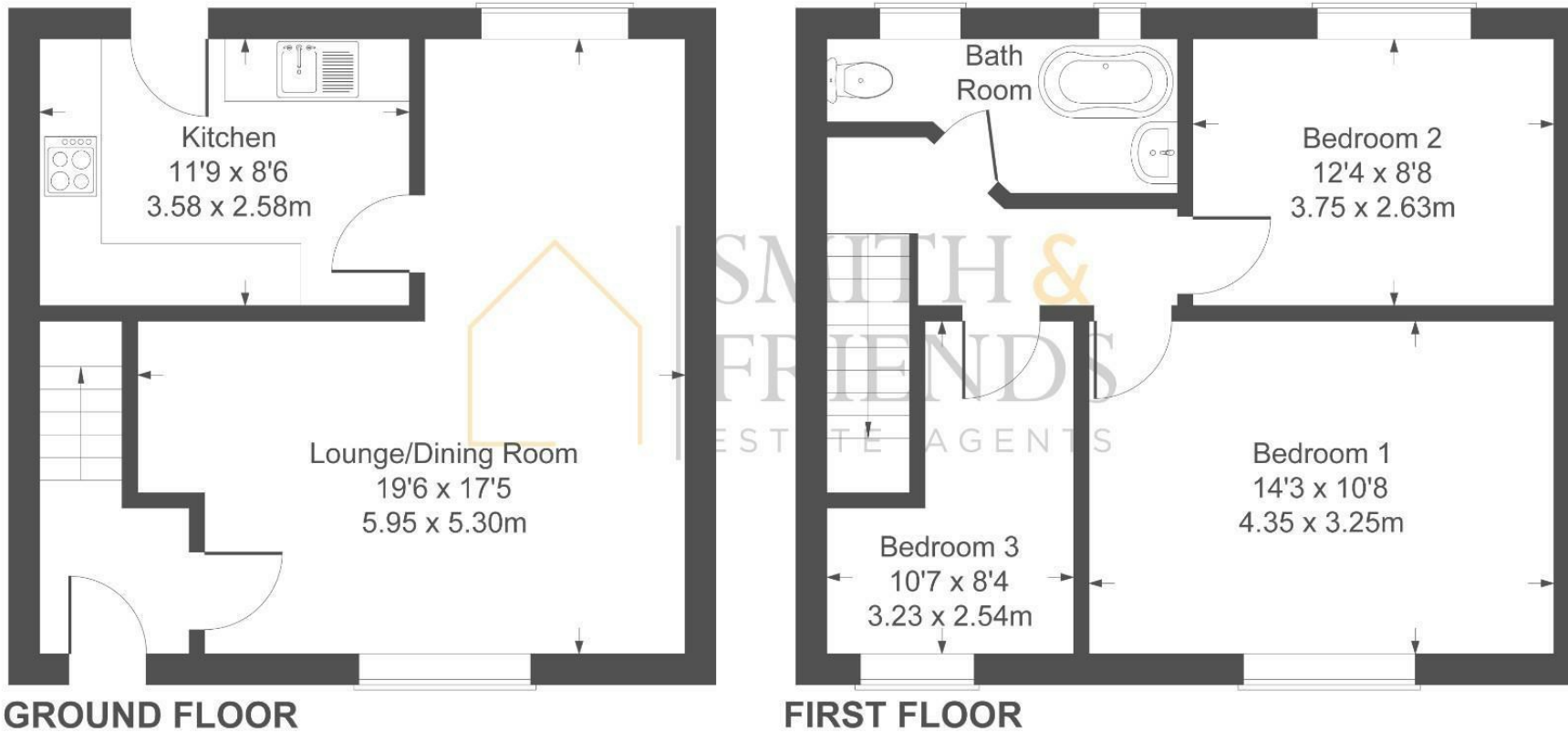
#### NB

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.



# Lazenby Road

Approximate Gross Internal Area  
850 sq ft - 79 sq m



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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