



Colenso Street, TS26 9BD
3 Bed - House - Mid Terrace
£45,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Colenso Street, TS26 9BD

*** CHAIN FREE *** Smith and Friends are delighted to bring to the market this three bedroom terraced property, ideally suited for a first time buyer or investor, within walking distance of local amenities and Hartlepool town centre. The accommodation briefly comprises of: entrance, lounge, kitchen and family bathroom. To the first floor are three bedrooms. The property also benefits from uPVC double glazing, gas central heating and an enclosed rear yard. EPC Rating: D

GROUND FLOOR

ENTRANCE

uPVC double glazed glass panelled door, door into the lounge.

LOUNGE

15'3 x 14'11 (4.65m x 4.55m)
uPVC double glazed window to front, radiator.

INNER HALLWAY

KITCHEN

9'11 x 7'11 (3.02m x 2.41m)
Wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and electric oven, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window.

FAMILY BATHROOM/WC

7'11 x 6'2 (2.41m x 1.88m)
White and chrome suite with panelled bath, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

FIRST FLOOR

BEDROOM 1

15'2 x 12'1 (4.62m x 3.68m)
uPVC double glazed window to front, radiator.

BEDROOM 2

8'5 x 7'10 (2.57m x 2.39m)
uPVC double glazed window to rear.

BEDROOM 3

7'10 x 6'2 (2.39m x 1.88m)
uPVC double glazed window to rear.

EXTERNALLY

Enclosed rear yard.

NB 1

All services/appliances have not and will not be tested.

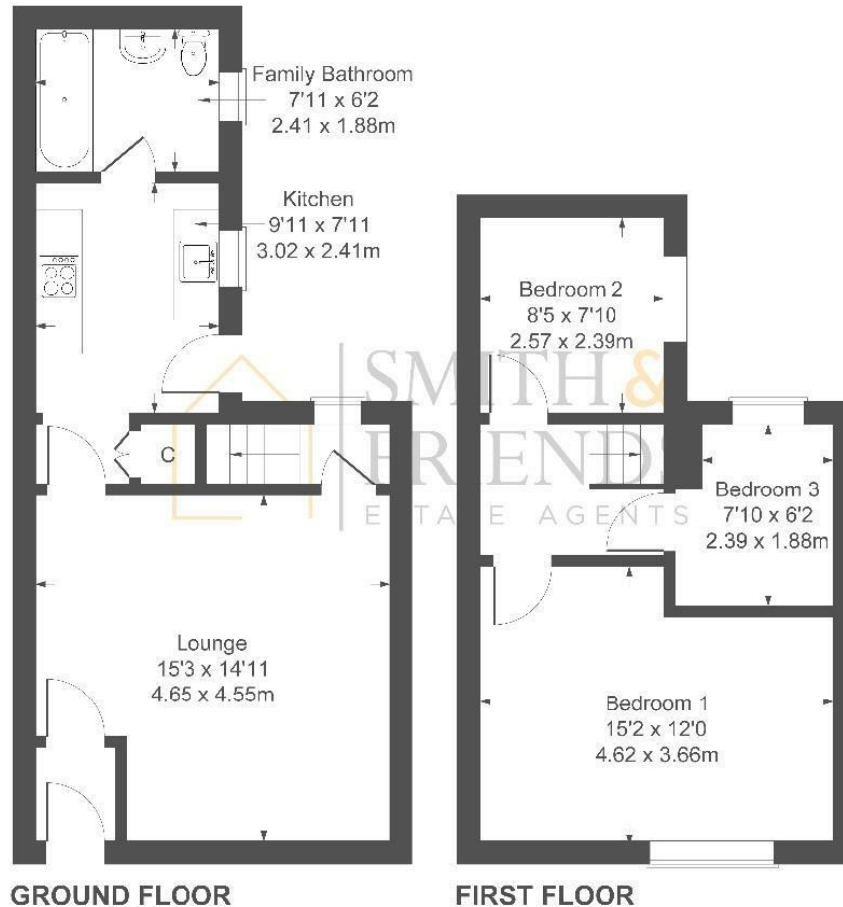
NB 2

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.

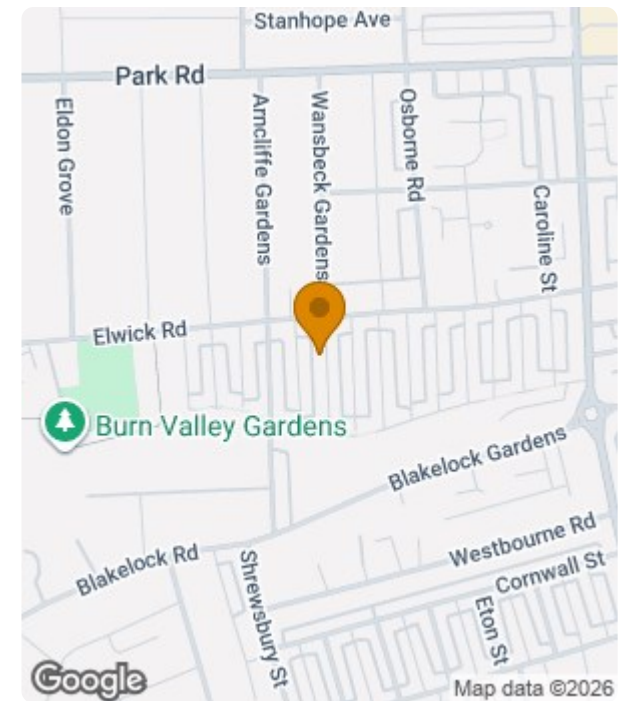


Colenso Street

Approximate Gross Internal Area
755 sq ft - 70 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		85
(69-80) C		
(55-68) D	61	
(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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

