



Smith & Friends are now in receipt of an offer for the sum of £33,000 for 15 Baden Street, Hartlepool, TS26 9BJ
 Anyone wishing to place an offer on the property should contact Smith & Friends, 106 York Road, Hartlepool, TS26 9DE, 01429 891100 prior to exchange of contracts.

*** CHAIN FREE *** Two bedroom mid terraced house. Excellent local shopping facilities are available in Elwick Road, with Middleton Grange Shopping Centre within a short strolling distance away. Features include gas central heating and has uPVC double glazing. The floor plan briefly comprises: entrance vestibule, lounge, kitchen with 'beech' style units and a ground floor bathroom/WC. On the first floor are two bedrooms. Externally is an enclosed rear yard. EPC Rating: F

Baden Street, Hartlepool, TS26 9BJ
2 Bed - House - Mid Terrace
Chain Free £30,000
EPC Rating: F
Council Tax Band: A
Tenure: Freehold



Baden Street, Hartlepool, TS26 9BJ

GROUND FLOOR

ENTRANCE VESTIBULE

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

LOUNGE

15'8 x 13'5 (4.57m'2.44m x 3.96m'1.52m)

uPVC double glazed window, radiator.

INNER HALLWAY

Staircase to first floor landing.

KITCHEN

16'1 x 5'11 (4.88m'0.30m x 1.52m'3.35m)

Wall, base and drawer units with matching worktops, inset sink and drainer, cooker point, plumbing for washing machine and space for fridge/freezer.

REAR LOBBY

Door opening onto the rear yard.

FAMILY BATHROOM/WC

Panelled bath, pedestal wash hand and low level WC.

FIRST FLOOR

BEDROOM ONE (front)

12'10 x 13'9 (3.66m'3.05m x 3.96m'2.74m)

uPVC double glazed window to front, radiator.

BEDROOM 2 (rear)

9'3 x 6'3 (2.74m'0.91m x 1.83m'0.91m)

uPVC double glazed window to rear, radiator.

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.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	22	80
EU Directive 2002/91/EC		