



**Alderson Street, TS26 9HA**  
**3 Bed - House - Mid Terrace**  
**£72,500**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Alderson Street, TS26 9HA

\*\*\* NO CHAIN INVOLVED \*\*\* A spacious THREE BEDROOM terraced property offering generously portioned rooms spread over three floors. An ideal purchase for family requirements/possible investment opportunity. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule through to the entrance hall which incorporates stairs to the first floor, bay fronted lounge, kitchen, rear lobby and family bathroom. To the first floor is access to two double bedrooms and a staircase to the attic/bedroom three. Externally is a low maintenance palisade to the front and an enclosed yard to the rear. Alderson Street is well situated within walking distance of Hartlepool town centre and close to schools and amenities.

### GROUND FLOOR

#### ENTRANCE

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

#### HALLWAY

Spindle staircase to half landing, radiator.

#### LOUNGE

12'7 x 12'6 (3.84m x 3.81m)

uPVC double glazed bay window to front aspect, radiator, wall mounted electric fire.

#### KITCHEN

11'1 x 9'7 (3.38m x 2.92m)

Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, recess for cooker, plumbing for washing machine and space for fridge freezer, uPVC double glazed window to rear.

#### REAR LOBBY

uPVC double glazed glass panelled door opening onto the rear yard, radiator, storage cupboard.

#### FAMILY BATHROOM/WC

White and chrome suite with panelled bath, shower fitting and glass shower screen, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

#### HALF LANDING

uPVC double glazed window.

#### LANDING

Staircase to ATTIC/BEDROOM THREE storage.

#### BEDROOM (front)

17'3 x 10'7 (5.26m x 3.23m)

uPVC double glazed window, wardrobes, built-in storage, radiator.

#### BEDROOM (rear)

11'7 x 11'2 (3.53m x 3.40m)

uPVC double glazed window, radiator.

#### EXTERNALLY

The property features a low maintenance palisade to the front enclosed by a brick boundary wall, with an enclosed yard to the rear featuring gated access.

#### 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.



# Alderson Street

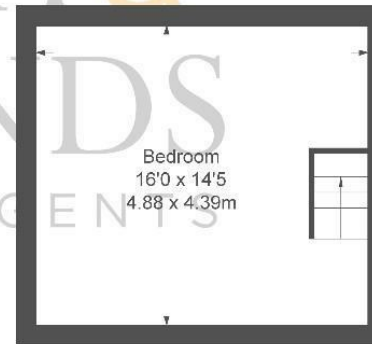
Approximate Gross Internal Area  
1186 sq ft - 110 sq m



GROUND FLOOR

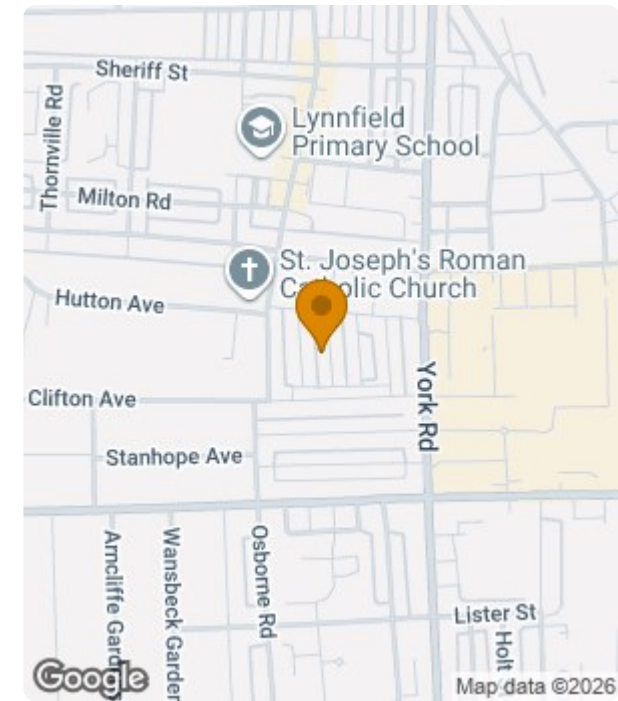


FIRST FLOOR



SECOND FLOOR

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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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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.