



**\*\*\* REDUCED \*\*\*** A deceptively spacious **THREE BEDROOM** end terraced property offering accommodation ideal for a variety of buyers. The home features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance hallway, generous lounge and open plan dining kitchen fitted with a comprehensive range of wall, base and drawer units with integrated appliances. To the first floor are three bedrooms and a modern four piece family bathroom. Externally are gardens to the front and rear. Merriman Green backs onto Miller Crescent, whilst overlooking a pedestrian green to the front. Located in the popular King Oswy area of Hartlepool close to both Barnard Grove Primary School and St Hild's Church Of England School. With undoubted potential, an internal viewing comes recommended.

**Merriman Green, Hartlepool, TS24 9QR**

**3 Bed - House - End Terrace**

**Asking Price £105,000**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Merriman Green, Hartlepool, TS24 9QR



## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE

13'7x 13'1 (4.14mx 3.99m)

uPVC double glazed window to front aspect, radiator.

### DINING KITCHEN

17'1 x 10'5 (5.21m x 3.18m)

### DINING AREA

uPVC double glazed French doors opening onto the rear patio, radiator.

### KITCHEN AREA

Fitted with a range of modern white hi-gloss wall, base and drawer units with matching worktops and breakfast bar, inset sink and drainer with mixer tap, electric hob, illuminating extractor and fan assisted double oven, plumbing for washing machine, integrated fridge/freezer.

## FIRST FLOOR

### LANDING

uPVC double glazed window and loft access.

### BEDROOM 1 (front)

12'5 x 11'5 (3.78m x 3.48m)

uPVC double glazed window to front, built-in wardrobes, radiator.

### BEDROOM 2 (rear)

10'10 x 9'10 (3.30m x 3.00m)

uPVC double glazed window, radiator.

### BEDROOM 3 (front)

8'8 x 8'2 (2.64m x 2.49m)

uPVC double glazed window to front, radiator.

### FAMILY BATHROOM/WC

Modern four piece white and chrome suite comprising: panelled bath, separate shower cubicle with wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC; uPVC double glazed window to rear, radiator.

### EXTERNALLY

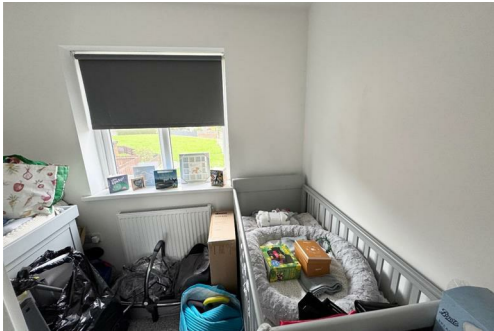
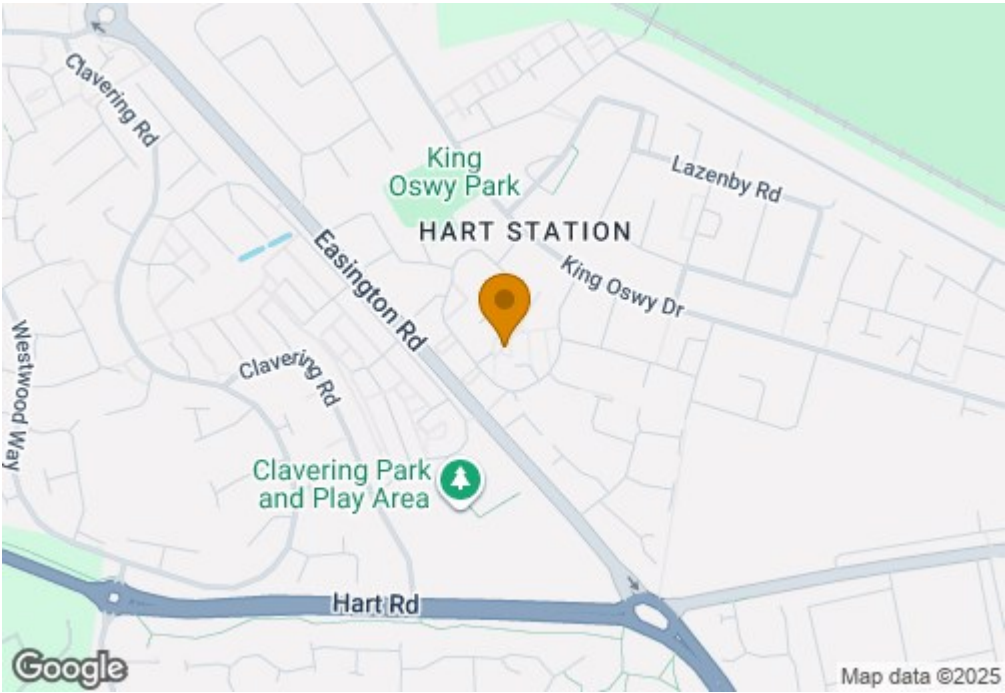
Enclosed gardens to front and rear.

### 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.



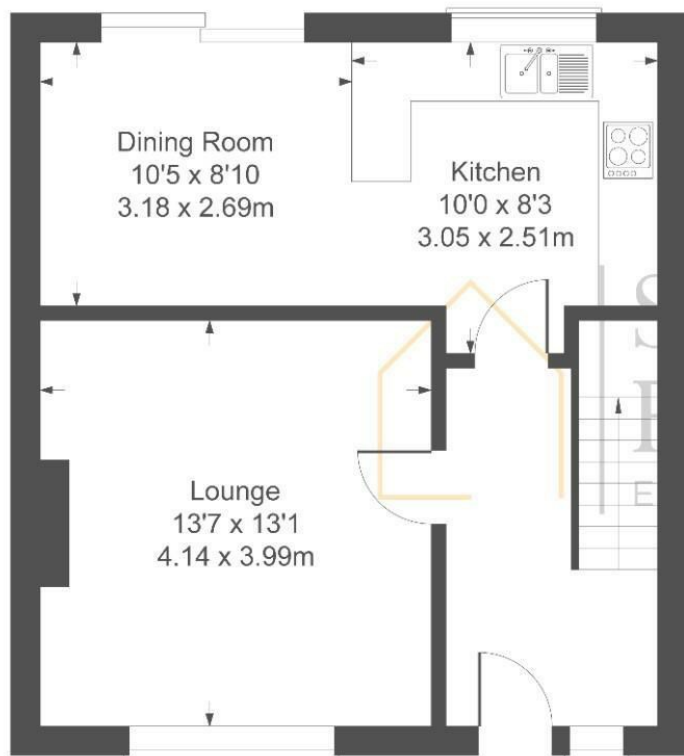
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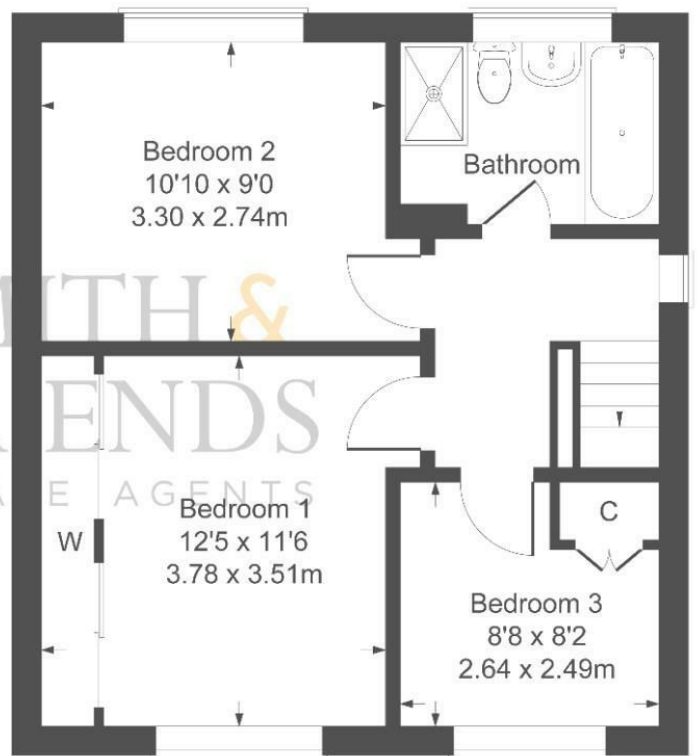
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 53                      | 84        |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Merriman Green

Approximate Gross Internal Area  
947 sq ft - 88 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes 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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