



**Kilwick Street, TS24 7QG**  
**4 Bed - House - Mid Terrace**  
**£64,950**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Kilwick Street, TS24 7QG

\*\*\* NOTICE OF OFFER\*\*\*

Property Address: 4 Kilwick Street Hartlepool

We advise that an offer has been made for the above property in the sum of £60,000 Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: \_106 York Road, Hartlepool TS26 9DE

Agents Telephone Number 01429 891100

## GROUND FLOOR

### ENTRANCE VESTIBULE

uPVC double glazed glass panelled door.

### HALLWAY

Spindle staircase to first floor landing.

### LOUNGE

12' x 11'8 (3.66m x 3.56m)

uPVC double glazed window to front.

### DINING ROOM

11'7 x 10' (3.53m x 3.05m)

uPVC double glazed window to rear, radiator.

### KITCHEN

12'8 x 8'5 (3.86m x 2.57m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, four ring hob with extractor and double oven, plumbing for washing machine, space for fridge and freezer, door opening onto the rear yard.

### REAR LOBBY

### DOWNSTAIRS TOILET

White low level WC.

### FAMILY BATHROOM

Panelled bath, pedestal wash hand basin.

## FIRST FLOOR

### BEDROOM 1 (front)

17'2 x 11'8 (5.23m x 3.56m)

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

### BEDROOM 2 (rear)

11'7 x 10'2 (3.53m x 3.10m)

uPVC double glazed window to rear, radiator.

### BEDROOM 3 (rear)

9'7 x 8'1 (2.92m x 2.46m)

uPVC double glazed window to rear, radiator, storage cupboard with combi boiler.

### BEDROOM 4 (front)

21'5 x 15'7 (6.53m x 4.75m)

Double glazed window to front, built-in storage.

### EXTERNALLY

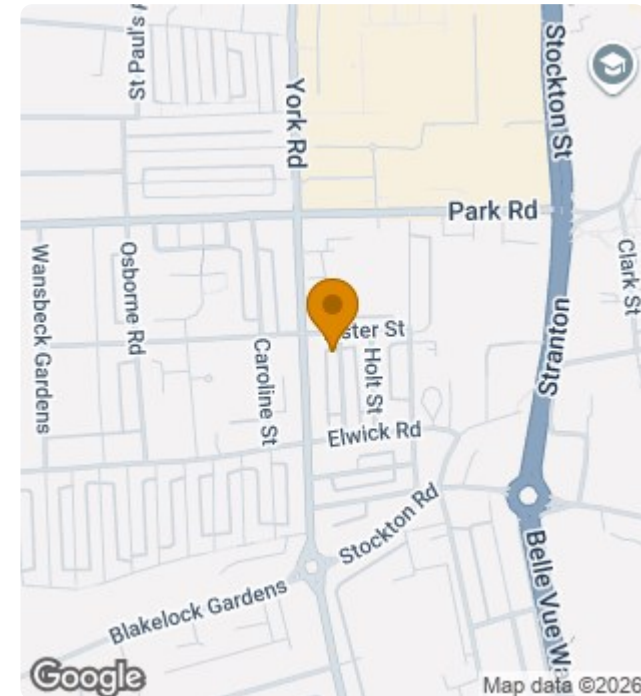
Enclosed rear yard.

### 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.



**Kilwick Street**  
 Approximate Gross Internal Area  
 1374 sq ft - 128 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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.

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