Sheriff Street, TS26 8EZ
3 Bed - House - End Terrace
£65,000

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

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The Force Behind Darts

Sheriff Street, TS26 8EZ

A deceptively spacious three bedroom end terraced property which would make an ideal investment opportunity. The home is sold with a long term tenant in situ. The accommodation features uPVC double glazing and gas central heating. The spacious living accommodation briefly comprises: entrance vestibule with staircase to the first floor and access to a comfortable lounge with feature fireplace and access to the dining room, the kitchen is fitted with a range of units to base and wall level and gives access to a useful utility room. The ground floor accommodation is completed by the family bathroom/WC which is fitted with a three piece white suite. To the first floor are three bedrooms, with the master bedroom benefitting from a range of fitted wardrobes. Externally, the property benefits from an enclosed yard to the rear with heavy duty roller shutter door. Sheriff Street is ideally located for local schools, shops and transport links and within walking distance of Hartlepool town centre.

GROUND FLOOR

ENTRANCE VESTIBULE
Accessed via uPVC double glazed entrance door with fanlight above, staircase to the first floor, glazed internal door through to the lounge.

FRONT LOUNGE
13'11 x 12'8 (4.24m x 3.86m)
A good size lounge with uPVC double glazed window to the front aspect, feature fire surround, double radiator, access to:

DINING ROOM
13'3 x 10'7 (4.04m x 3.23m)
Ideally situated off the kitchen, whilst also providing access to the ground floor bathroom, fitted with laminate flooring, uPVC double glazed window to the side aspect, under stairs storage cupboard, double radiator.

KITCHEN
11'2 x 5'9 (3.40m x 1.75m)
Fitted with a range of units to base and wall level with brushed stainless steel handles and roll-top work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for free standing gas cooker, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear yard, panelling to walls, access to utility.

UTILITY ROOM
5'9 x 5'8 (1.75m x 1.73m)
Fitted worktop with space below for appliances, including plumbing for washing machine, additional uPVC double glazed window to the side aspect, extractor fan.

GROUND FLOOR BATHROOM/WC
7'3 x 4'1 (2.21m x 1.24m)
Fitted with a three piece white suite comprising: panelled bath with shower over and splashback tiling, pedestal wash hand basin with mixer tap, close coupled WC, PVC panelling to part walls, uPVC double glazed window, radiator.

FIRST FLOOR

LANDING
Hatch to loft space, access to bedrooms.

BEDROOM ONE
12'9 x 11'2 (3.89m x 3.40m)
A good size master bedroom with wall to wall wardrobes, uPVC double glazed window to the front aspect, over stairs storage cupboard with additional uPVC double glazed window to the front aspect, double radiator.

BEDROOM TWO
10'9 x 8'9 (3.28m x 2.67m)
uPVC double glazed window to the rear aspect, double radiator.

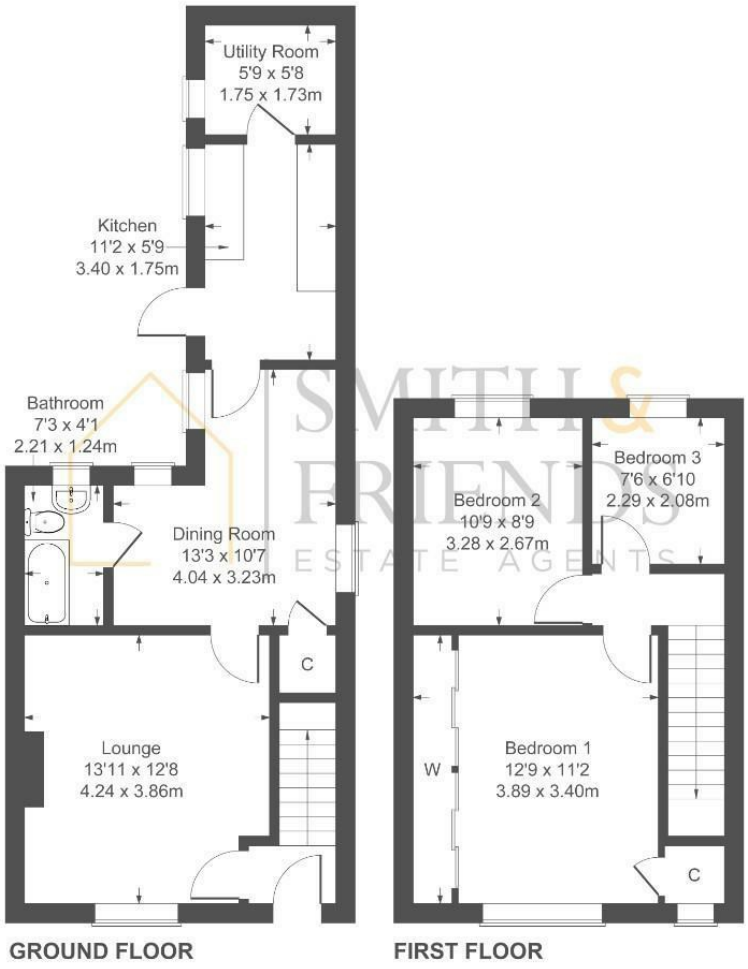
BEDROOM THREE
7'6 x 6'10 (2.29m x 2.08m)
uPVC double glazed window to the rear aspect.

EXTERNALLY
The property occupies a corner position, with a paved side area enclosed by a brick boundary wall. The rear yard is accessed via a heavy duty roller door.

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.

Sheriff Street

Approximate Gross Internal Area
914 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2026
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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