



A spacious three bedroom end terrace house in need of updating. Colwyn Road is situated within close proximity to local amenities and Hartlepool Town Centre. The living accommodation briefly comprises: entrance hallway with stairs to the first floor, two reception rooms, a fitted kitchen and a downstairs bathroom/WC fitted with a three piece suite. To the first floor are three bedrooms. Externally, to the rear of the property is an enclosed yard with gated access. EPC RATING: E

Colwyn Road, Hartlepool, TS26 9AG

3 Bed - House - End Terrace

£40,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold

 **SMITH &
FRIENDS**
ESTATE AGENTS

Colwyn Road, Hartlepool, TS26 9AG

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

15'11 x 10'6 (4.85m x 3.20m)

DINING ROOM

11'11 x 10'9 (3.63m x 3.28m)

KITCHEN

11'1 x 6'4 (3.38m x 1.93m)

FAMILY BATHROOM

6'11 x 6'4 (2.11m x 1.93m)

FIRST FLOOR

BEDROOM

10'10 x 11'8 (3.30m x 3.56m)

BEDROOM

12'6 x 7' (3.81m x 2.13m)

BEDROOM

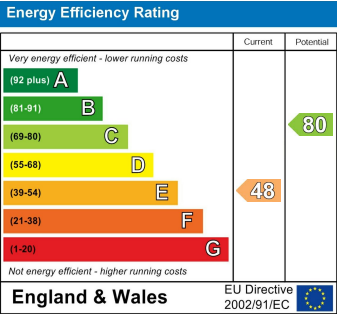
7'9 x 7'4 (2.36m x 2.24m)

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.