Colenso Street, Hartlepool, TS26 9BD
2 Bed - House - Terraced
£55,000

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

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Colenso Street, TS26 9BD

*** NO CHAIN INVOLVED *** A well-presented TWO BEDROOM mid-terraced property, conveniently positioned just off Elwick Road and within easy reach of local schools, amenities and Hartlepool town centre. Offered with no onward chain, the property would make an excellent purchase for a buy-to-let investor, first-time buyer or those looking for an affordable home.

The accommodation is neutrally decorated throughout and benefits from gas central heating, uPVC double glazing, a modern fitted kitchen and first-floor bathroom. The layout briefly comprises an entrance vestibule opening into a good-sized lounge, which leads through to the fitted kitchen and useful utility area. To the first floor are two bedrooms, including a generously proportioned master bedroom, together with a modern family bathroom fitted with a three-piece white suite and chrome fittings.

Externally, the property benefits from a low-maintenance enclosed rear yard with gated access. Colenso Street enjoys a convenient location within walking distance of Hartlepool town centre and provides easy access to a range of everyday amenities and transport links. An ideal investment or first-time purchase, with early viewing recommended.

GROUND FLOOR

ENTRANCE VESTIBULE
3'2 x 3'1 (0.97m x 0.94m)
Accessed via panelled entrance door with fan light above, fitted carpet, dado rail, coved ceiling, door to the lounge.

LOUNGE
15'3 x 14'0 (4.65m x 4.27m)
A good size lounge with uPVC double glazed window to the front aspect, feature fire surround with electric fire, fitted carpet, coved ceiling, single radiator.

KITCHEN
12'0 x 6'6 (3.66m x 1.98m)
Fitted with a double base unit with contrasting worktop, incorporating an inset single drainer sink with mixer tap, adjacent unit with a built in oven, matching worktop, electric hob and four draw base unit, tiled splashback, recess with space for a free standing fridge/freezer, mosaic style vinyl flooring, panelled door to the yard, uPVC double glazed window, single radiator.

UTILITY AREA
8'4 x 3'5 (2.54m x 1.04m)
Base level units with contrasting worktop, recess for washing machine, gas central heating boiler, matching flooring, additional uPVC double glazed window.

INNER STAIRS
Stairs to the first floor, fitted carpet, uPVC double glazed window to the rear.

FIRST FLOOR

LANDING
Fitted carpet, hatch to loft space, access to both bedrooms and the bathroom.

BEDROOM ONE
12'10 x 12'6 (3.91m x 3.81m)
A good size bedroom with uPVC double glazed window to the front aspect, built in storage cupboard to the alcove, fitted carpet, coved ceiling, single radiator.

BEDROOM TWO
8'10 x 6'10 (2.69m x 2.08m)
uPVC double glazed window to the rear aspect, fitted carpet, coved ceiling, single radiator.

BATHROOM
8'6 x 6'6 (2.59m x 1.98m)
Fitted with a three piece white suite and chrome fittings comprising; panelled bath dual taps and electric shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiled splashback and flooring, uPVC double glazed window, inset spot lights, chrome heated towel radiator.

EXTERNALLY
To the rear is an enclosed yard with gated access.

Approximate total area(1)
623 ft²
57.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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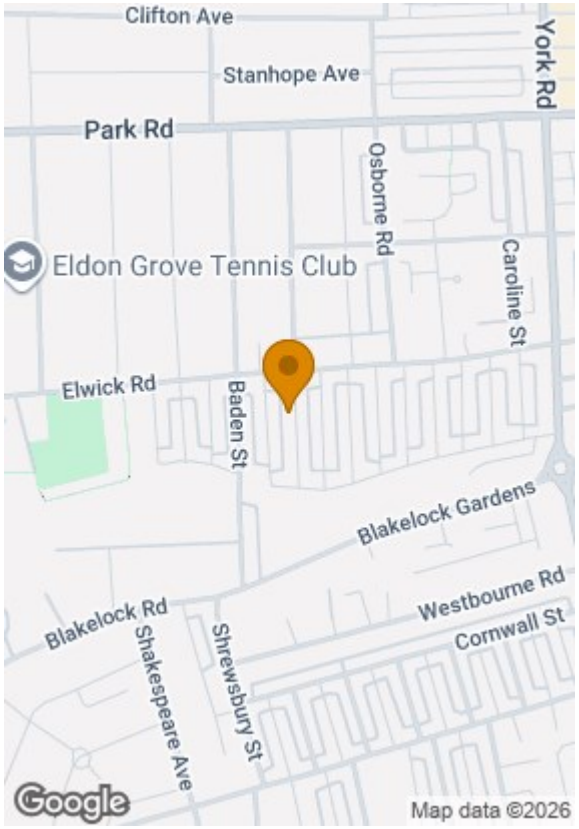

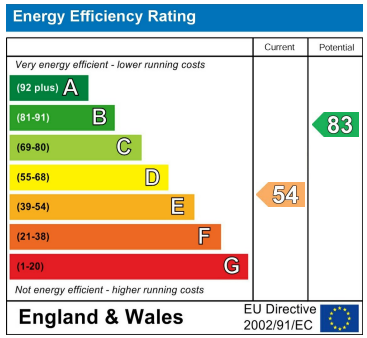

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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