



**** RARELY AVAILABLE **** An excellent two bedroom ground floor apartment which provides deceptively spacious living accommodation. Features include gas central heating and uPVC double glazing. Briefly comprising: entrance vestibule, hall, lounge, fitted kitchen, two bedrooms, one with built-in wardrobes, and an impressive bathroom/WC. Externally are gardens to front and rear. We also understand from the owner that there is private car parking. Fitted carpets are included in the asking price. The property occupies a pleasant position as it is not directly overlooked to the front or rear elevations and has excellent local amenities close by. This home would make an ideal first purchase/suit retired couples, etc.

Salisbury Place, Hartlepool, TS26 0XJ
2 Bed - Apartment
£82,500
EPC Rating:
Council Tax Band: A
Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Salisbury Place, Hartlepool, TS26 0XJ

ENTRANCE HALL

uPVC double glazed glass panelled door, radiator, storage cupboard.

LOUNGE

15 x 10'5 (4.57m x 3.18m)

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

DINING KITCHEN

10'9 x 10'5 (3.28m x 3.18m)

Fitted with a range of white high gloss wall, base and drawer units with contrasting worktops and splashback tiling, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, space for fridge and freezer, plumbing for washing machine, uPVC double glazed window, radiator.

BEDROOM 1

10'10 x 10'4 (3.30m x 3.15m)

uPVC double glazed window to rear, radiator.

BEDROOM 2

10'10 x 5'5 (3.30m x 1.65m)

uPVC double glazed window to front, radiator.

FAMILY BATHROOM/WC

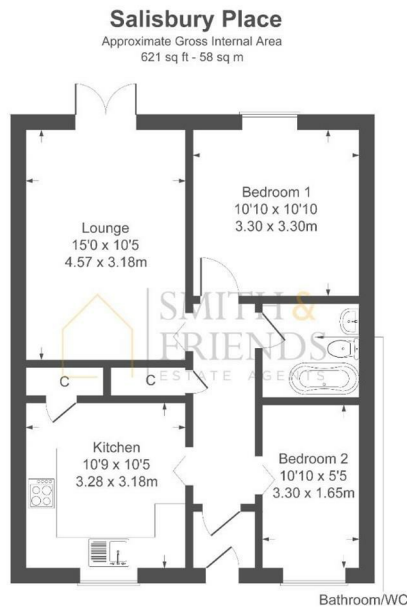
Modern white and chrome suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator.

EXTERNALLY

Enclosed front and rear gardens.

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.



Not to Scale. Produced by The Plan Portal 2024
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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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			
England & Wales		EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS