



**\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A spacious three bedroom end terraced property set back from Raby Road, backing onto Potter Walk. The home would make an ideal purchase for a first time buyer, young family or possible investment opportunity with features including uPVC double glazing and gas central heating. The internal layout comprises; entrance hall through to the inner hall which incorporates stairs to the first floor and gives access to both the lounge and kitchen/diner. The lounge includes a feature fire surround and electric fire whilst the kitchen is fitted with units to base and wall level with a built in oven, hob and extractor included. The rear lobby gives access to a useful ground floor WC. To the first floor are three good size bedrooms with mirrored wardrobes, they are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden and enclosed courtyard to the rear with double wrought iron gates. The rear of the property backs onto Potter Walk with access via Grainger Street. Schools and amenities are within easy reach whilst being within close proximity of Hartlepool Town Centre.

**Raby Road, Hartlepool, TS24 8PL**  
**3 Bedroom - House - End Terrace**  
**£70,000**  
**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: A**





Raby Road, Hartlepool, TS24 8PL



## GROUND FLOOR

### ENTRANCE HALL

10'0 x 2'10 (3.05m x 0.86m)

Accessed via uPVC double glazed entrance door, vinyl flooring, dado rail, access to;

### INNER HALL

7'5 x 5'10 (2.26m x 1.78m)

Useful storage cupboard, vinyl flooring, stairs to the first floor, dado rail, single radiator, access to;

### LOUNGE

14'8 x 11'4 (4.47m x 3.45m)

Feature fire surround with electric fire, uPVC double glazed bow window to the front aspect, walk in storage cupboard, coving to ceiling, double radiator.

### KITCHEN/DINER

11'7 x 11'4 (3.53m x 3.45m)

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built in electric oven with four ring gas hob above and extractor over, tiled splashback, space for free standing fridge/freezer, washing machine and tumble dryer, uPVC double glazed window to the rear aspect, laminate flooring, single radiator.

### REAR LOBBY

6'11 x 2'10 (2.11m x 0.86m)

uPVC double glazed door to the rear courtyard, vinyl flooring, dado rail, single radiator.

### GROUND FLOOR WC

5'8 x 2'8 (1.73m x 0.81m)

Fitted with a two piece suite comprising; wall mounted wash hand basin with dual taps, low level WC, tiled walls, matching vinyl flooring.

## FIRST FLOOR

### LANDING

Access to bedrooms, bathroom and hatch to loft space.

### BEDROOM ONE

12'7 x 9'9 (3.84m x 2.97m)

A good size master bedroom with mirror fronted sliding wardrobes, useful storage cupboard, uPVC double glazed window to the front aspect, single radiator.

### BEDROOM TWO

11'6 x 10'7 (3.51m x 3.23m)

Mirror fronted sliding wardrobes, uPVC double glazed window to the rear aspect, single radiator.

### BEDROOM THREE

8'8 x 7'8 (2.64m x 2.34m)

Mirror fronted sliding wardrobes, uPVC double glazed window to the front aspect, single radiator.





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**FAMILY BATHROOM**

**8'8 x 6'7 (2.64m x 2.01m)**

Fitted with a three piece white suite and chrome fittings comprising; panelled bath with chrome mixer and electric shower, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, WC with matching back and vanity area above, tiled walls and flooring, useful airing cupboard, uPVC double glazed window to the rear aspect, single radiator.

**EXTERNALLY**

The property features a part lawned front garden, enclosed by a brick boundary wall with wrought iron railings and matching gate. The rear courtyard has potential for off street parking with double gates and should prove to be low maintenance being paved with a useful brick outhouse.

**NB 1**

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.





Ground Floor



Floor 1

Approximate total area<sup>(\*)</sup>  
869.18 ft<sup>2</sup>  
80.75 m<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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. We 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.

