



\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION \*\*\* A spacious and well proportioned mid terraced property with TWO GOOD SIZE BEDROOMS. The home offers well cared for accommodation, ideal for a first time buyer, young family or possible investment opportunity, with features including gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access into a good size lounge with feature fire surround and gas fire. The full width kitchen/diner is fitted with units to base and wall level with space for free standing appliances. To the first floor are two good size bedrooms and a modern bathroom which incorporates a three piece white suite and chrome fittings. Externally are low maintenance gardens to the front and rear, the rear garden being paved with a useful timber storage shed included. Contents and furniture can be included under separate negotiation.

**Jones Road, Hartlepool, TS24 9BD**

**2 Bed - House - Mid Terrace**

**£85,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**



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**Jones Road, Hartlepool, TS24 9BD**



## **GROUND FLOOR**

### **ENTRANCE PORCH**

uPVC double glazed entrance door, windows and internal door into the hall.

### **ENTRANCE HALL**

Stairs to the first floor, coving to ceiling, convector radiator, access to:

### **LOUNGE**

**14'3 x 12' (4.34m x 3.66m)**

A good size lounge with uPVC double glazed window to the front aspect, feature fire surround with gas fire, coving to ceiling, television point, single radiator.

### **KITCHEN/DINER**

**9' x 15' (2.74m x 4.57m)**

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink with mixer tap, space for free standing appliances including space for cooker, fridge/freezer and washing machine, tiled splashback, glass fronted display cabinet, wine rack to base level, tiled flooring, deep storage cupboard, uPVC double glazed window to the rear with security shutter, uPVC double glazed door to the rear garden with security shutter, coving to ceiling, convector radiator.

## **FIRST FLOOR**

### **LANDING**

Access to both bedrooms, bathroom and hatch to loft space.

### **BEDROOM ONE**

**13' x 14'11 (3.96m x 4.55m)**

A generous master bedroom with uPVC double glazed window to the front aspect, useful storage cupboard, coving to ceiling, single radiator.

### **BEDROOM TWO**

**11'11 x 8'6 (3.63m x 2.59m)**

A good sized second bedroom with uPVC double glazed window overlooking the rear garden, coving to ceiling, single radiator.

### **BATHROOM/WC**

**5'6 x 6'1 (1.68m x 1.85m)**

Fitted with a modern three piece white suite and chrome fittings comprising: bath with chrome mixer tap and shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, tiled splashback, panelling and inset spotlighting to ceiling, uPVC double glazed window to the rear aspect, convector radiator.



# Jones Road, Hartlepool, TS24 9BD

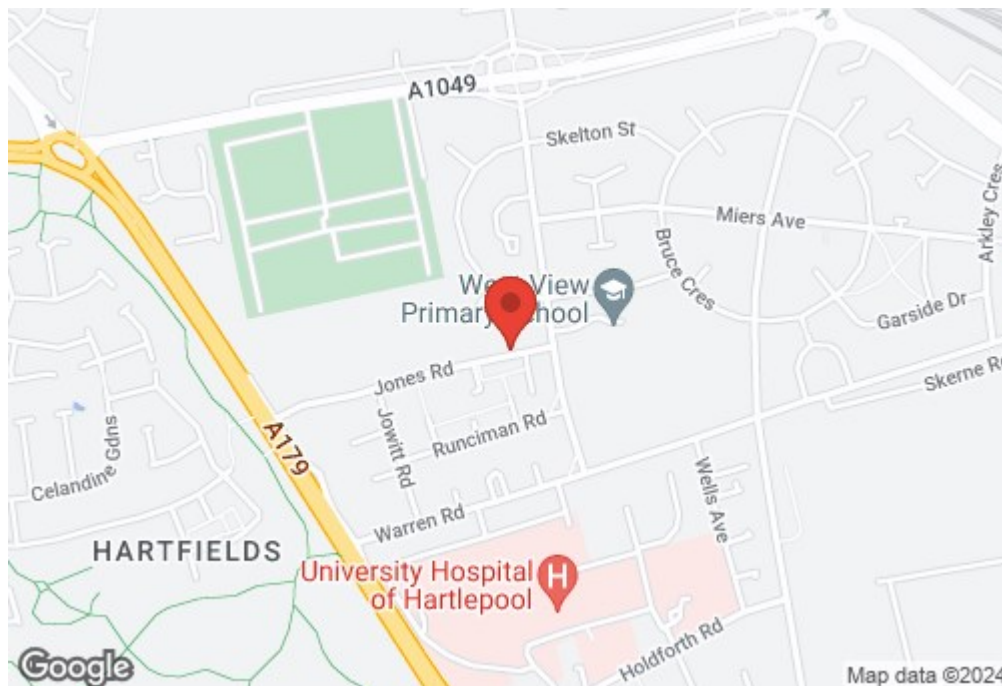


## EXTERNALLY

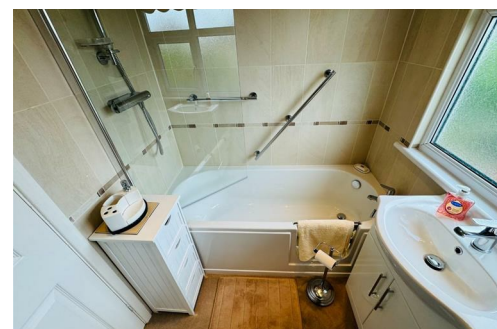
The property features low maintenance gardens to the front and rear, the front is block paved with brick boundary wall, wrought iron railings and matching gate. The enclosed rear garden is paved with an 'L' shaped border, fenced boundaries and timber storage shed included.

## 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.







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.

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	

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