



*** NO CHAIN INVOLVED *** A deceptively spacious THREE BEDROOM mid terraced property with TWO RECEPTION ROOMS, first floor bathroom and useful ATTIC ROOM. The home would make an ideal first time purchase/investment opportunity and further benefits from gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to two connecting reception rooms, the rear reception incorporating French doors to a rear porch extension. The kitchen is fitted with a range of units to base and wall level and includes a built-in oven and hob with further space for free standing appliances. To the first floor, from the half landing is access to the family bathroom and storage area. The main landing gives access to three bedrooms and a useful attic room. Externally is a low maintenance palisade to the front and an enclosed yard to the rear with gated access. A garage located separate to the property on Everett Street can also be included under separate negotiation.

Chester Road, Hartlepool, TS26 0JE

3 Bed - House - Mid Terrace

£95,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Chester Road, Hartlepool, TS26 0JE



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, dado rail, high coved ceiling, internal door to:

ENTRANCE HALL

Fitted with laminate flooring, stairs to the first floor, dado rail, coving to ceiling, convactor radiator.

FRONT LOUNGE

13'4 into bay x 13' into alcove (4.06m into bay x 3.96m into alcove)

uPVC double glazed bay window to the front aspect, feature fire surround with electric fire, laminate flooring, dado rail, coving to ceiling, television point, double radiator.

REAR RECEPTION ROOM

11'5 x 13' into alcove (3.48m x 3.96m into alcove)

Bi-folding doors into the lounge, uPVC double glazed French doors to the rear porch, attractive 'oak' style laminate flooring, built-in storage to both alcoves, dado rail, coving to ceiling, convactor radiator.

REAR PORCH

9' x 4'3 (2.74m x 1.30m)

uPVC double glazed French doors to the rear yard, uPVC double glazed window.

KITCHEN

14'6 x 6'2 (4.42m x 1.88m)

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 separate four ring gas hob, tiling to splashback, recess for washing machine, free standing fridge/freezer and dryer, laminate flooring, uPVC double glazed window to the side aspect, coving to ceiling, under stairs storage cupboard.

FIRST FLOOR

HALF LANDING

Access to bathroom and storage area.

FAMILY BATHROOM/WC

10'3 x 6'2 (3.12m x 1.88m)

Fitted with a four piece suite comprising: panelled bath with chrome mixer tap and shower attachment, corner shower, inset wash hand basin with chrome dual taps and vanity units below, low level WC, tiling to walls, uPVC double glazed window to the side aspect, 'laminate' effect vinyl flooring, double radiator.

STORAGE AREA

6'2 x 4'4 (1.88m x 1.32m)

Fitted worktop with storage space below, built-in storage cupboard with Baxi Duo Tec boiler, uPVC double glazed window to the side aspect, dado rail, single radiator.

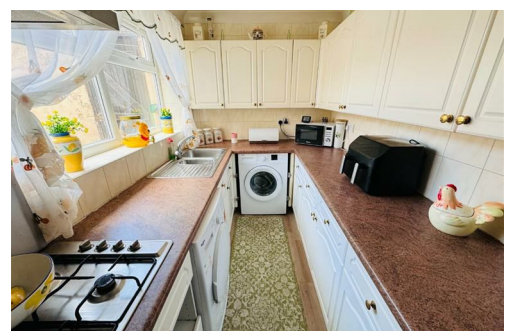
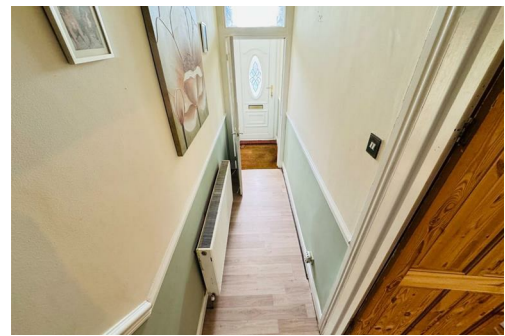
MAIN LANDING

Dado rail, access to three bedrooms and additional access to the attic room.

BEDROOM ONE

13'8 x 10'6 (4.17m x 3.20m)

uPVC double glazed bay window to the front aspect, laminate flooring, coving to ceiling, convactor radiator.



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BEDROOM TWO

11'7 x 10'6 (3.53m x 3.20m)

uPVC double glazed window to the rear aspect, wall to wall wardrobes with sliding doors, laminate flooring, dado rail, coving to ceiling, double radiator.

BEDROOM THREE

8' x 5'7 (2.44m x 1.70m)

uPVC double glazed window to the front aspect, laminate flooring, dado rail, coving to ceiling, double radiator.

ATTIC ROOM

15'2 x 11'9 (4.62m x 3.58m)

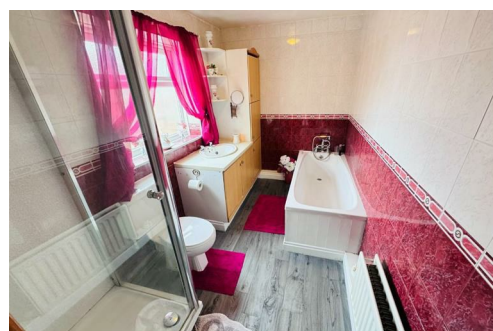
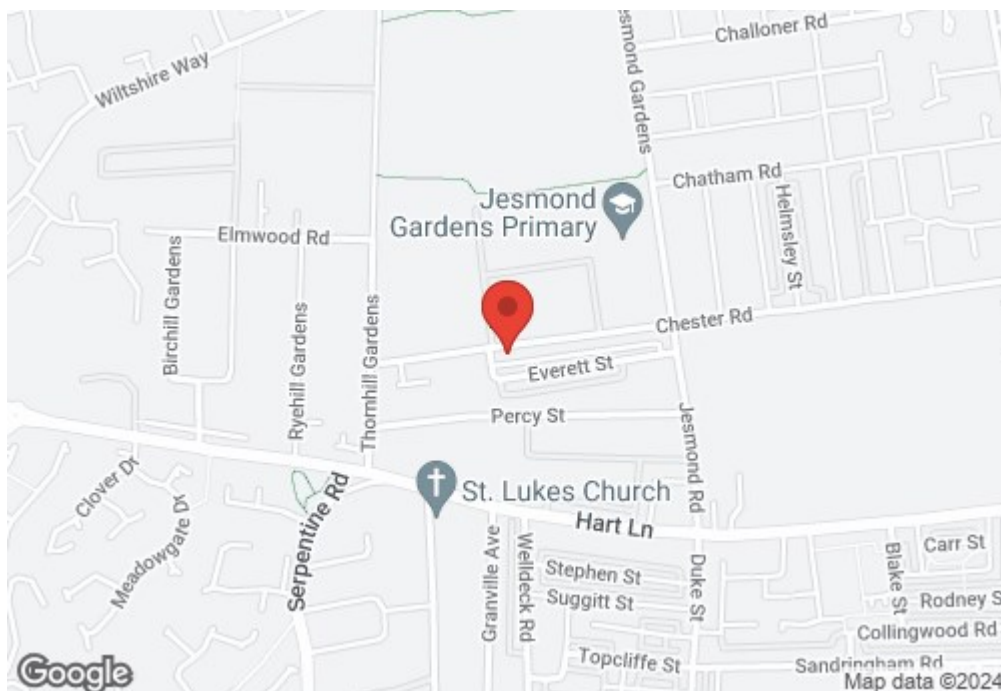
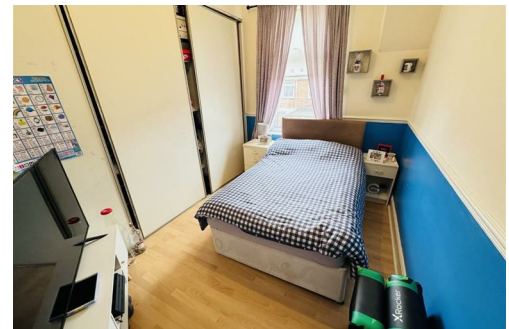
Two double glazed 'Velux' style windows, eaves storage, light and power points, single radiator.

EXTERNALLY

The property features a low maintenance palisade to the front and an enclosed yard to the rear with gated access.

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.



Chester Road
Approximate Gross Internal Area
1207 sq ft - 112 sq m



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 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) A		
(81-91) B		80
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

