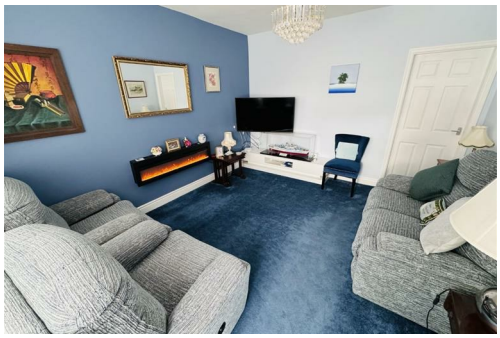
*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** An impressive TWO BEDROOM mid terraced property offering deceptively spacious accommodation, ideal for a variety of buyers, with two reception rooms and useful attic room. The home features recently upgraded and enhanced accommodation with modern refitted kitchen and bathroom, whilst further benefitting from a new roof, uPVC double glazing and gas central heating with Baxi boiler. The internal layout comprises: entrance vestibule through to the bay fronted lounge with modern wall mounted electric fire, the dining room opens directly into the kitchen which includes a built-in oven, hob and extractor alongside a range of free standing appliances. The inner lobby gives access to a useful guest cloakroom/WC, with the rear porch opening to the garden. To the first floor are two good size bedrooms, the master bedroom providing access to a generous attic room, allowing a variety of uses. The bathroom completes the internal layout and incorporates a four piece suite with chrome fittings. Externally is a low maintenance palisade to the front and pleasant enclosed garden to the rear, with decking and storage shed included. The home is well situated within walking distance of a number of local schools and close to both amenities and transport links. VIEWING RECOMMENDED.

Chester Road, Hartlepool, TS24 8QP
2 Bedroom - House - Mid Terrace
£82,000
EPC Rating:
Tenure: Freehold
Council Tax Band: A

SMITH & FRIENDS
ESTATE AGENTS

SMITH & FRIENDS
ESTATE AGENTS



GROUND FLOOR

ENTRANCE VESTIBULE
Accessed via double glazed composite entrance door with uPVC double glazed fanlight above, stairs to the first floor, fitted carpet, convector radiator.

LOUNGE
15'5 x 11'7 (4.70m x 3.53m)
uPVC double glazed bay window to the front aspect, modern wall mounted electric fire, fitted carpet, double radiator.

DINING ROOM
14'6 x 7'5 (4.42m x 2.26m)
Linking directly into the kitchen, uPVC double glazed window to the rear, fitted carpet, under stairs storage cupboard.

KITCHEN
12'9 x 9'2 (3.89m x 2.79m)
Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces in an 'L' shaped layout, incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven, hob and extractor, attractive tiled splashback, free standing fridge/freezer, washing machine and dryer included, down lighting to eye level units, lighting to kickboards, four drawer base unit, moveable island, large uPVC double glazed window to the rear, inset spotlights to ceiling, modern wall mounted vertical radiator.

INNER LOBBY
Access to guest WC and rear porch.

GUEST WC
Low level WC in white with inset basin and chrome mixer tap, uPVC double glazed window.

REAR PORCH
8'2 x 3'6 (2.49m x 1.07m)
uPVC double glazed door to the rear, glazed door to the garden, tiled floor.

FIRST FLOOR

LANDING
Access to both bedrooms and bathroom.

BEDROOM ONE
13'5 x 10'0 (4.09m x 3.05m)
A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

ATTIC ROOM
16'3 x 10'9 (excluding eaves) (4.95m x 3.28m (excluding eaves))
Offering a variety of use and ideal for those working from home with double glazed 'Velux' style window to the rear, fitted carpet, light and power points.

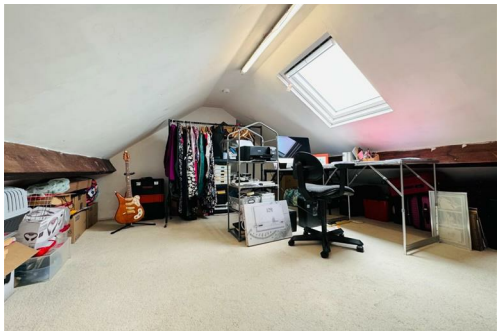
BEDROOM TWO
10'9 x 9'3 (3.28m x 2.82m)
uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BATHROOM/WC
6'9 x 6'7 (2.06m x 2.01m)
Refitted with a modern four piece suite and chrome fittings comprising: custom bath with chrome mixer tap and shower attachment, corner shower cubicle with twin glass panelled sliding doors and chrome shower with separate attachment, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, WC with matching white gloss back and vanity area above, attractive tiled walls, uPVC doubled glazed window to the rear, heated towel radiator,

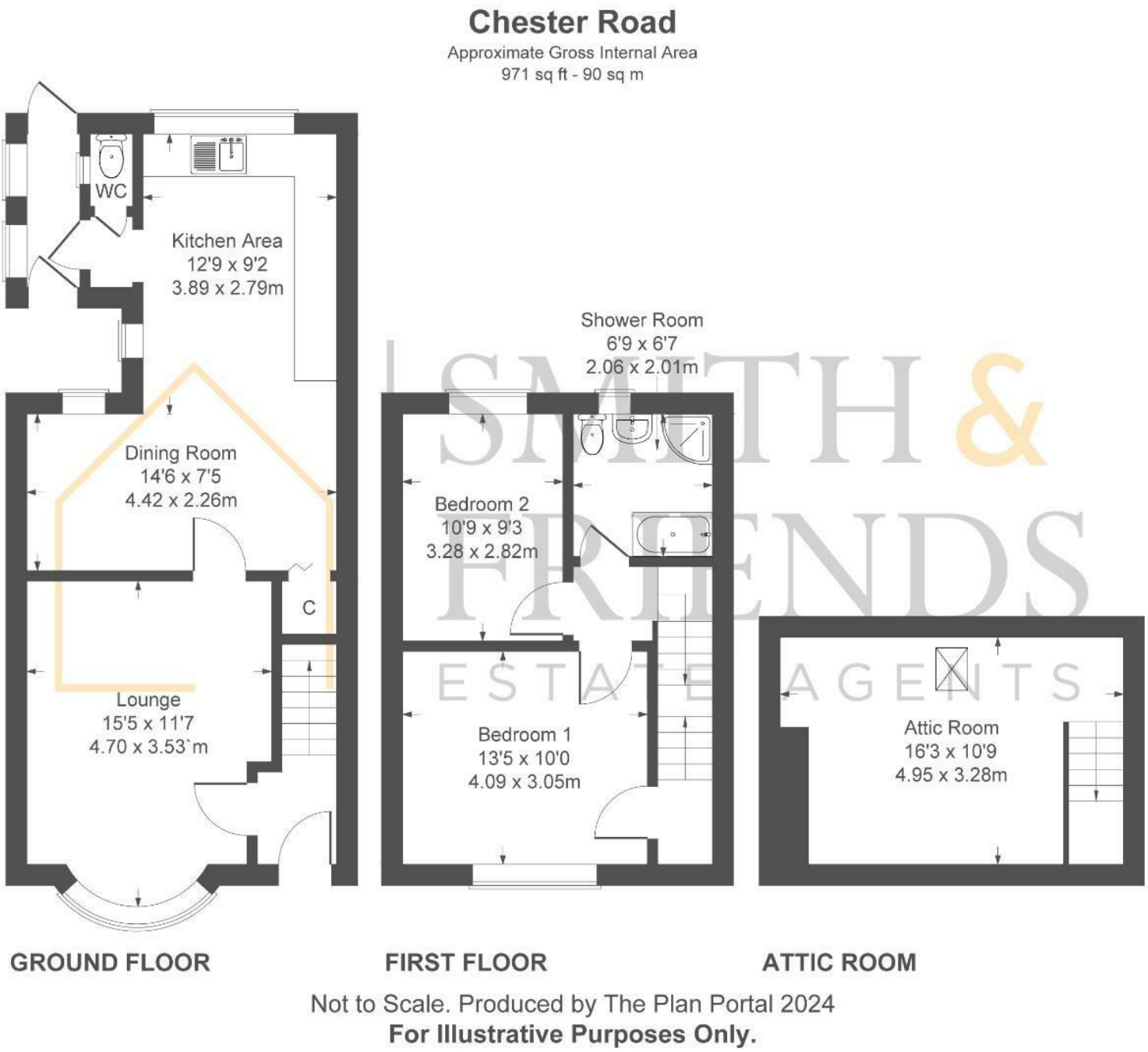
EXTERNALLY
The property features a low maintenance palisade to the front, with the enclosed rear garden including decked patio, pebbled and planted areas, fenced boundaries and useful storage shed.

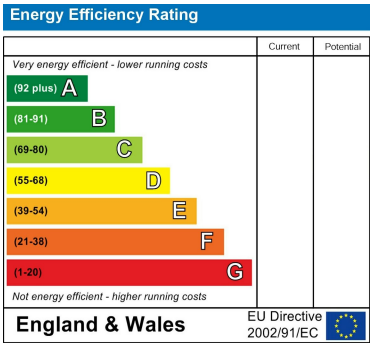
NB 1
Shared passage to the side.

NB 2
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, Hartlepool, TS24 8QP





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.

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

www.smith-and-friends.co.uk

SMITH & FRIENDS ESTATE AGENTS