



**\*\* NO FORWARD CHAIN \*\*** Ideally suited to a range of purchasers, we offer to the market this two bedroom ground floor flat. Benefits include gas central heating via a combi boiler and uPVC double glazing. The accommodation briefly comprises: entrance hallway with security intercom telephone system, lounge, fitted kitchen, two bedrooms and bathroom/WC. Externally there is a communal block paved yard to the rear providing off street parking facilities. An internal inspection is recommended in order to appreciate the accommodation on offer.

**Stockton Road, Hartlepool, TS25 1SW**

**2 Bed - Flat**

**£50,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Leasehold**



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# Stockton Road, Hartlepool, TS25 1SW

## COMMUNAL ENTRANCE

## HALLWAY

Radiator, storage cupboard.

## LOUNGE

16'6 x 8'9 (5.03m x 2.67m)

uPVC double glazed window, electric fire with surround, radiator, doors into the kitchen.

## KITCHEN

9'8 x 5'5 (2.95m x 1.65m)

Wall, base and drawer units with matching worktops, free standing gas cooker, plumbing for washing machine and space for fridge/freezer, uPVC double glazed window to front.

## BEDROOM 1

12'6 x 8'9 max (3.81m x 2.67m max)

uPVC double glazed window to rear, radiator.

## BEDROOM 2

9'2 x 6'6 (2.79m x 1.98m)

uPVC double glazed window to rear, radiator.

## WET ROOM/WC

Fully functional wet room with white and chrome suite including wall mounted shower, wash hand basin and low level WC, tiled splashback, radiator.

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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	

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