



Poole Gardens, TS26 8GG
2 Bed - House - End Terrace
£95,000

Council Tax Band: A
EPC Rating:
Tenure: Freehold



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Poole Gardens, TS26 8GG

*** TO BE SOLD WITH EXISTING TENANT *** A modern two bedroom end terraced property which would make an ideal investment opportunity, with accommodation that features a modern kitchen, en-suite bathroom and en-suite shower room. The home further benefits from gas central heating and uPVC double glazing, whilst in brief the layout comprises: entrance hall with stairs to the first floor and access to a useful ground floor cloakroom/WC. The lounge is open plan with the kitchen, whilst incorporating French doors to the rear garden. The kitchen is fitted with units to base and wall level and includes a built-in oven, hob and extractor. To the first floor are two bedrooms, the master with fitted wardrobes and en-suite bathroom, whilst bedroom two has a modern en-suite shower room. Externally is a low maintenance front, with a drive for off street parking. The rear garden incorporates lawn and patio areas with gated access to the side. The home is located amongst similar calibre homes on a modern estate close to Hartlepool town centre and within walking distance of amenities.

GROUND FLOOR

ENTRANCE HALLWAY

Double glazed entrance door, stairs to the first floor, radiator.

CLOAKROOM/WC

Fitted with a white suite comprising: wall mounted corner wash hand basin with tiled splashback, low level WC, radiator.

OPEN PLAN LOUNGE AND KITCHEN

LOUNGE AREA

16' x 13'8 (4.88m x 4.17m)

uPVC double glazed French doors opening to the rear garden, uPVC double glazed window to the rear, under stairs storage cupboard, radiator.

KITCHEN AREA

10'10 x 6'11 (3.30m x 2.11m)

Fitted with a range of 'walnut' style wall, base and drawer units with contrasting work surfaces and breakfast bar, inset sink and drainer with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, recess with plumbing for washing machine and space for fridge/freezer.

FIRST FLOOR

LANDING

Hatch to loft space, single radiator.

BEDROOM 1 (rear)

11'5 x 9'4 (3.48m x 2.84m)

Three uPVC double glazed windows overlooking the rear garden and allowing a good degree of natural light, fitted wardrobes, radiator.

EN-SUITE BATHROOM/WC

Fitted with a three piece white and chrome suite comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, extractor fan, radiator.

BEDROOM 2 (front)

10'3 x 9'7 (3.12m x 2.92m)

uPVC double glazed window to the front aspect, built-in storage cupboard/wardrobe, single radiator,

EN-SUITE SHOWER ROOM/WC

Fitted with a modern three piece suite comprising: corner shower with wall mounted thermostatic shower, pedestal wash hand basin and low level WC; tiled splashback, uPVC double glazed window to the front aspect, fitted extractor fan, radiator.

EXTERNALLY

Externally is a low maintenance front, with a drive for off street parking. The rear garden incorporates lawn and patio areas with gated access to the side.

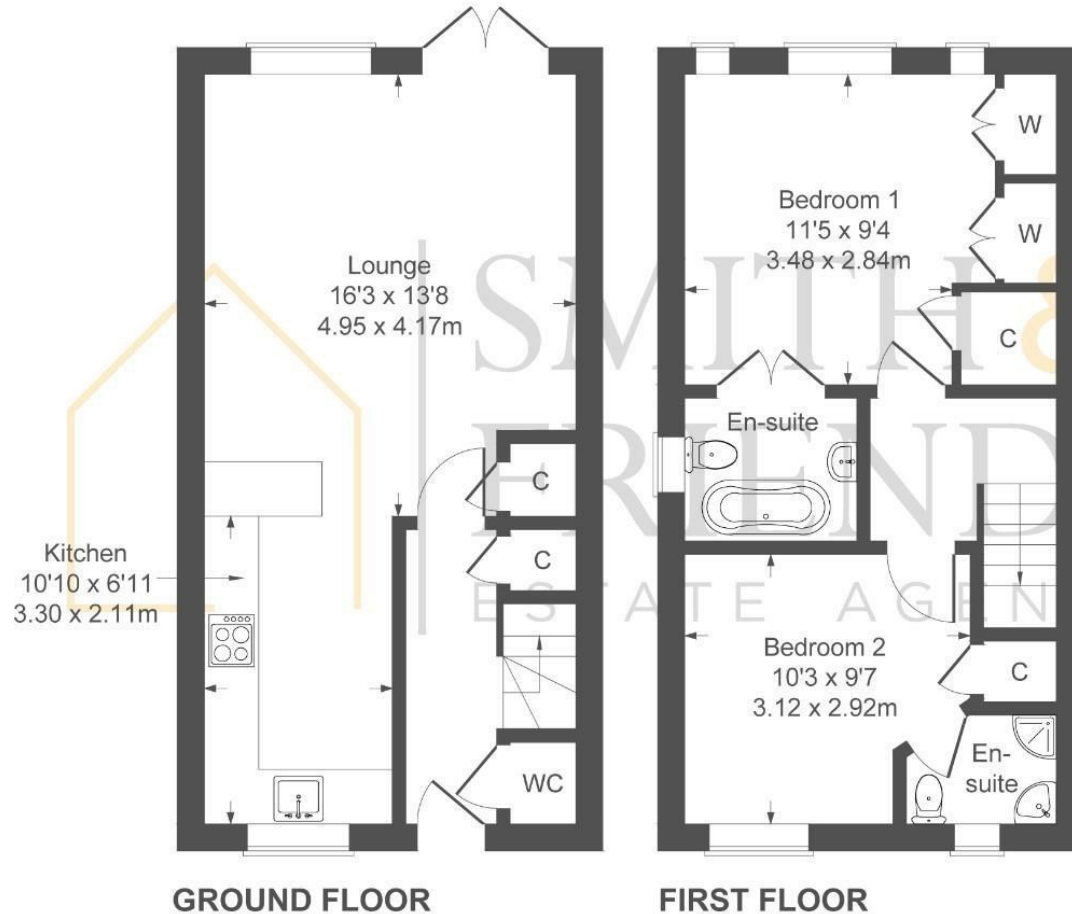
NB

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.



Poolle Gardens

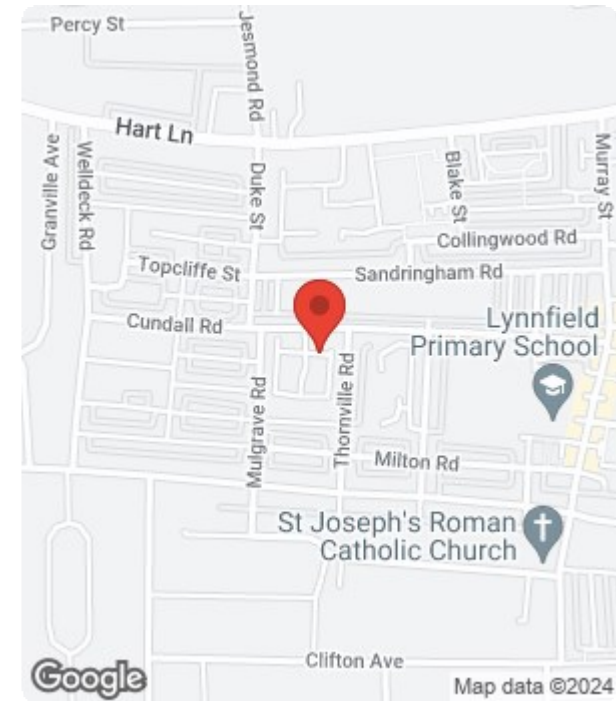
Approximate Gross Internal Area
754 sq ft - 70 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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

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.

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