



A deceptively spacious TWO BEDROOM end terraced property on Skelton Street with a generous rear garden. The home offers recently improved accommodation with further scope to upgrade and enhance, whilst offering a great opportunity to a first time buyer, young family or buy to let investor. The property features an upgraded bathroom, gas central heating, uPVC double glazing and generous garden with summerhouse included. The full layout comprises: side entrance with upgraded composite door, good size lounge to the front, generous kitchen/diner, rear lobby with utility room and ground floor WC, two good size bedrooms to the first floor alongside a modern bathroom incorporating a three piece white suite and gold fittings. Externally is a low maintenance front, with a gate to the side leading through to the enclosed rear garden with generous lawn, paved walkway and summerhouse included. Skelton Street is located between Davison Drive and Bruce Crescent, with easy access to both schools and amenities.

**Skelton Street, Hartlepool, TS24 9JB**

**2 Bedroom - House - End Terrace**

**£79,950**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



**Skelton Street, Hartlepool, TS24 9JB**

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## **GROUND FLOOR**

### **SIDE ENTRANCE**

Accessed via an attractive double glazed composite entrance door, stairs to the first floor, access to lounge and kitchen/diner.

### **LOUNGE**

**16' x 10'7" (4.88m x 3.23m)**

uPVC double glazed central bow window with uPVC double glazed windows to either side, additional uPVC double glazed window to the side aspect, feature fire surround, modern laminate flooring, dado rail, double radiator.

### **KITCHEN/DINER**

**16' x 11'3" (4.88m x 3.43m)**

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer ceramic sink unit with modern spray mixer tap, built-in electric oven with four ring electric hob above, three speed extractor hood over, brushed stainless steel splashback, space for washing machine and fridge/freezer, tiled flooring, two uPVC double glazed windows, useful under stairs storage cupboard, single radiator.

### **REAR LOBBY**

uPVC double glazed door to the rear garden, single radiator, access to utility area and ground floor WC.

### **UTILITY AREA**

**6'4" x 4'9" (1.93m x 1.45m)**

Offering additional space for free standing appliances, wall mounted Potterton Titanium gas central heating boiler, uPVC double glazed window to the rear aspect.

### **GROUND FLOOR WC**

Fitted with a two piece suite comprising: inset wash hand basin with gold mixer tap and vanity cabinet below, low level WC, uPVC double glazed window to the side aspect.

## **FIRST FLOOR**

### **LANDING**

Single radiator, hatch to loft space, access to both bedrooms and bathroom.

### **BEDROOM ONE**

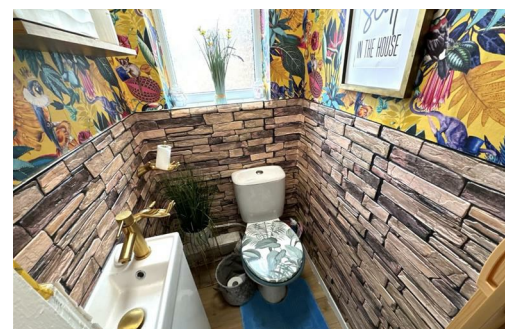
**15'11" x 9'6" (4.85m x 2.90m)**

A good sized master bedroom with uPVC double glazed window to the front aspect, additional uPVC double glazed window to the side aspect, two built-in storage cupboards, single radiator.

### **BEDROOM TWO**

**11'2" x 9'9" (3.40m x 2.97m)**

Built-in double wardrobe, uPVC double glazed window overlooking the rear garden, laminate flooring, single radiator.



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**BATHROOM/WC**

**8'1 x 6'1 (2.46m x 1.85m)**

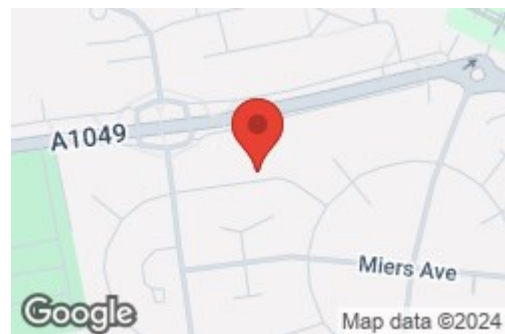
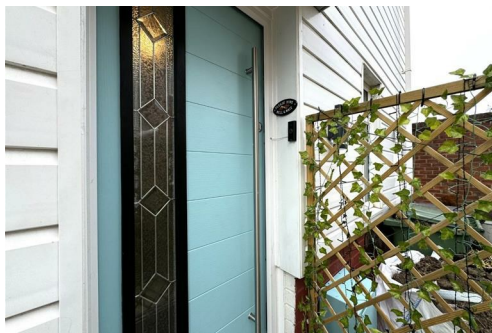
Fitted with a modern three piece suite and gold fittings comprising: curved panelled bath with gold mixer tap and shower over, protective glass shower screen, circular wash hand basin with gold pillar mixer tap over and vanity cabinet below, close coupled WC, tiling to splashback, uPVC double glazed window to the rear aspect, single radiator.

**EXTERNALLY**

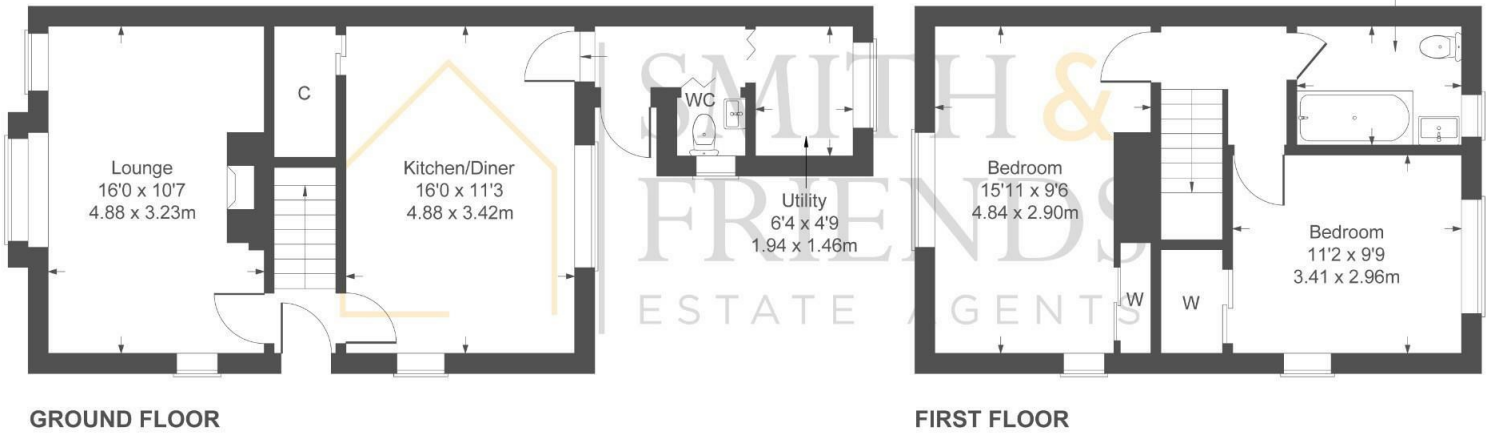
The property features a low maintenance part lawned front garden with a brick boundary wall to the front. A gate to the side leads through to the generous enclosed rear garden which is predominantly lawned, with a paved walkway, fenced boundaries and summerhouse included.

**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.



**Skelton Street**  
Approximate Gross Internal Area  
904 sq ft - 84 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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