



*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £36,000 PLUS RESERVATION FEE ***

A TIDY & RECENTLY DECORATED 2 Bedroomed Terraced House would be ideal for investors or first time buyers. Benefitting from partial uPVC Double Glazing to front and Gas Central Heating, the floor plan comprises Entrance Hallway, Lounge inner hallway, fitted Kitchen with a range of wall and base units and ground floor shower room To the First Floor are 2 Double Bedrooms. Externally there is an enclosed Yard to rear and On Street Parking to front.

Grasmere Street, Hartlepool, TS26 9AT

2 Bed - House

£36,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



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GROUND FLOOR

ENTRANCE VESTIBULE

uPVC DG glass panelled door, door into lounge.

LOUNGE

15'8 x 13'9 (4.78m x 4.19m)

uPVC DG window to front, living flame coal effect gas fire with surround and radiator.

INNER HALLWAY

Stairs to first floor landing,.

KITCHEN

16'9 x 6'3 (5.11m x 1.91m)

Wall, base and drawer units with matching worktops, inset sink and drainer, freestanding electric cooker, plumbing for washing machine and space for fridge freezer.

REAR LOBBY

Door to rear yard.

SHOWER ROOM

Corner shower, pedestal wash hand basin and low level WC.

FIRST FLOOR

BEDROOM 1

12'7 x 9'9 (3.84m x 2.97m)

uPVC DG window to front, radiator and built in storage.

BEDROOM 2

Window to rear and radiator.

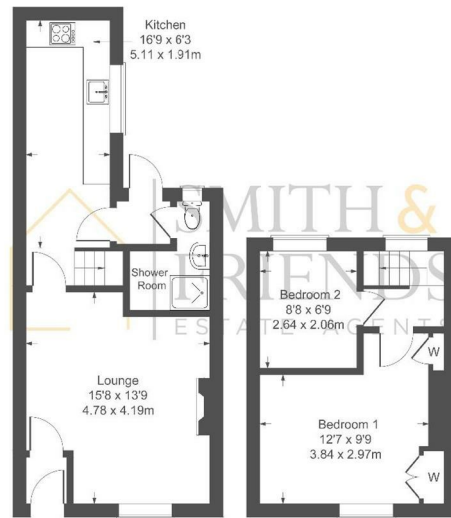
EXTERNALLY

Enclosed rear yard



Grasmere Street

Approximate Gross Internal Area
654 sq ft - 61 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, conveyancing and removal 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		
(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	

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

