



*** NO CHAIN INVOLVED *** A deceptively spacious THREE BEDROOM mid terraced property offering accommodation ideal for a variety of buyers. The home features an extended kitchen/diner, uPVC double glazing and gas central heating. An internal viewing comes recommended to appreciate the undoubted potential on offer, with a layout which briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to a through lounge/dining room, measuring over 20ft. The extended kitchen/diner has a dividing arch, the kitchen area incorporating a range of units to base and wall level with space for appliances. To the first floor are three bedrooms, bedrooms one and two benefitting from mirrored wardrobes, and the family bathroom which is fitted with a three piece suite. Externally are gardens to the front and rear, the rear garden including a timber storage shed and greenhouse. Thackeray Road is located off Masfield Road in a popular part of the Rift House estate, close to schools and amenities.

Thackeray Road, Hartlepool, TS25 4JT

3 Bed - House - Mid Terrace

£76,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Thackeray Road, Hartlepool, TS25 4JT



GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, internal door to the entrance hall with glazed side screen.

ENTRANCE HALL

Staircase to the first floor with under stairs storage cupboard, dado rail, single radiator, access to:

THROUGH LOUNGE/DINING ROOM

20'11 x 12'3 narrowing to 8'8 (6.38m x 3.73m narrowing to 2.64m)

A spacious dual aspect through lounge/dining room with uPVC double glazed window to the front aspect, additional uPVC double glazed window to the rear aspect, feature fire surround with 'marble' style back and base, 'coal' effect electric fire, dado rail, television point, double radiator.

EXTENDED KITCHEN/DINER

DINING AREA

9'3 x 8'5 (2.82m x 2.57m)

Dado rail, convector radiator, dividing arch into kitchen area.

KITCHEN AREA

11'9 x 7'9 (3.58m x 2.36m)

Fitted with a range of units to base and wall level with 'marble' effect roll-top work surfaces incorporating an inset single drainer ceramic sink unit with mixer tap, recess for cooking range with tiled splashback, recess for washing machine, space for free standing fridge/freezer, tiled flooring, two uPVC double glazed windows, uPVC double glazed side door, double radiator.

FIRST FLOOR

LANDING

Hatch to loft space, access to three bedrooms and bathroom.

BEDROOM ONE

12'9 x 10' (3.89m x 3.05m)

Wall to wall mirror fronted sliding wardrobes, uPVC double glazed window to the front aspect, single radiator.

BEDROOM TWO

10'9 x 10' (3.28m x 3.05m)

Mirror fronted sliding wardrobes, storage cupboard, uPVC double glazed window to the rear aspect, single radiator.

BEDROOM THREE

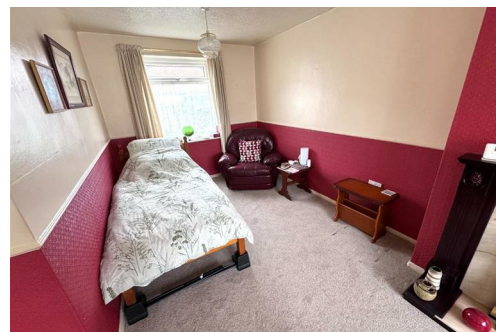
9'7 x 7'1 (2.92m x 2.16m)

uPVC double glazed window to the front aspect, single radiator.

FAMILY BATHROOM/WC

7'11 x 5'6 (2.41m x 1.68m)

Fitted with a three piece suite comprising: panelled bath with dual taps and electric shower over, pedestal wash hand basin with dual taps, wall mounted WC, uPVC double glazed window to the rear aspect, single radiator.



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EXTERNALLY

The property features gardens to the front and rear, with an established front garden. A shared passage to the side leads through to the enclosed rear garden which includes a timber storage shed and greenhouse.

NB

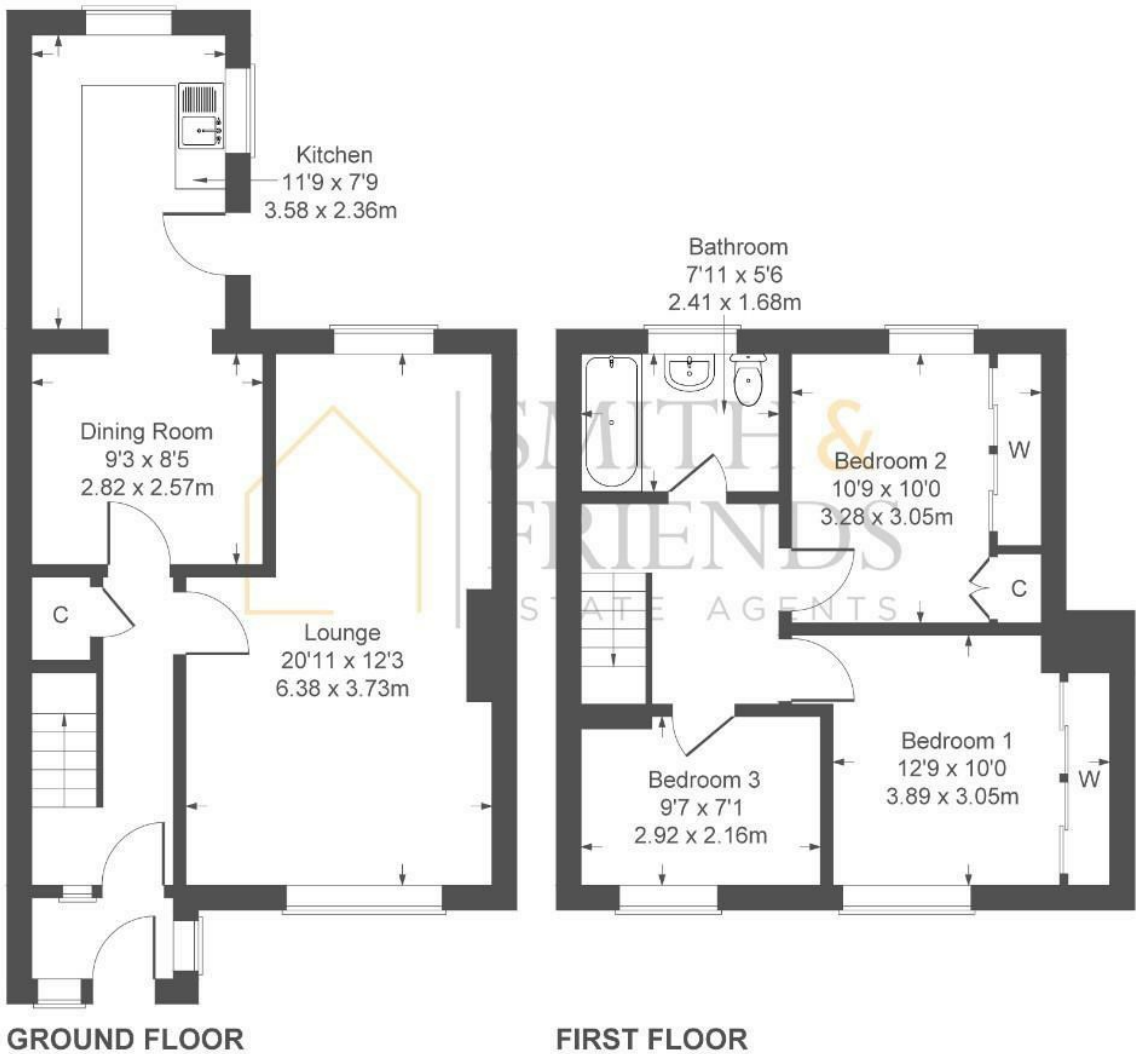
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Thackeray Road

Approximate Gross Internal Area
930 sq ft - 86 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 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		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(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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