



***** NO CHAIN INVOLVED ***** A rarely available TWO BEDROOM mid terraced property occupying a pleasant tucked back position on Cecil Court. The home offers modern accommodation, ideal for a first time buyer or young family, with an internal viewing recommended. The accommodation features a contemporary open plan layout to the ground floor, modern kitchen and two bathrooms, whilst further benefitting from gas central heating and uPVC double glazing. In brief the layout comprises: entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, the open plan kitchen/diner/lounge offers a pleasant place for entertaining family and friends, the kitchen area featuring modern units to base and wall level with a built-in oven, hob and extractor. The lounge area incorporates French doors to the rear garden. To the first floor are two bedrooms, both of which benefit from modern en-suite facilities. Externally is a double width driveway to the front and low maintenance enclosed rear garden. Cecil Court is a pleasant cul-de-sac located off Loyalty Road in a popular area close to St Aidan's Primary School and with easy access to Stockton Road. **VIEWING RECOMMENDED.**

Cecil Court, Hartlepool, TS25 5BF
2 Bedroom - House - Mid Terrace
£125,000
EPC Rating:
Tenure: Freehold
Council Tax Band: B



Cecil Court, Hartlepool, TS25 5BF



GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, 'tile' effect flooring, stairs to the first floor with fitted carpet, single radiator, access to:

GUEST WC

5'3 x 2'11 (1.60m x 0.89m)

Fitted with a two piece white suite and chrome fittings comprising: pedestal wash hand basin with chrome dual taps and tiled splashback, low level WC, 'tile' effect flooring, extractor fan, single radiator.

OPEN PLAN KITCHEN/DINER/LOUNGE

24'11 x 14' (7.59m x 4.27m)

LOUNGE AREA

A comfortable lounge area with uPVC double glazed French doors to the rear garden, uPVC double glazed window to the rear, modern wall mounted electric fire, under stairs storage cupboard, fitted carpet, single radiator.

KITCHEN/DINER

Fitted with a modern range of units to base and wall level with contrasting work surfaces and matching splashback, incorporating an inset one and a half bowl single drainer stainless steel sink with mixer tap, built-in electric oven with four ring gas hob above and extractor over, all finished in brushed stainless steel with matching splashback, recess for washing machine, space for free standing fridge/freezer, downlighting to wall level units, three drawer base unit, 'tile' effect flooring, uPVC double glazed window to the front aspect, single radiator, breakfast bar/dining space.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to:

BEDROOM ONE

9'1 x 12' (2.77m x 3.66m)

Mirrored sliding door wardrobes, storage cupboard, three uPVC double glazed windows to the rear aspect, fitted carpet, two single radiators, double doors into:

EN-SUITE BATHROOM/WC

5'5 x 6'6 (1.65m x 1.98m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with mixer tap, low level WC, tiled splashback, extractor fan, vinyl flooring, single radiator.

BEDROOM TWO

9'8 x 10'4 (2.95m x 3.15m)

Built-in storage cupboard, ideal for use as a wardrobe, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

EN-SUITE SHOWER ROOM/WC

5'2 x 5'9 (1.57m x 1.75m)

Fitted with a modern three piece suite and chrome fittings comprising: shower cubicle with electric shower, pedestal wash hand basin with mixer tap, low level WC, tiled splashback, vinyl flooring, extractor fan, uPVC double glazed window to the front aspect, single radiator.



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EXTERNALLY

The property features a low maintenance front with a double driveway and bin storage. The enclosed rear garden incorporates decking, loose slate chippings, fenced boundaries and storage shed.

NB

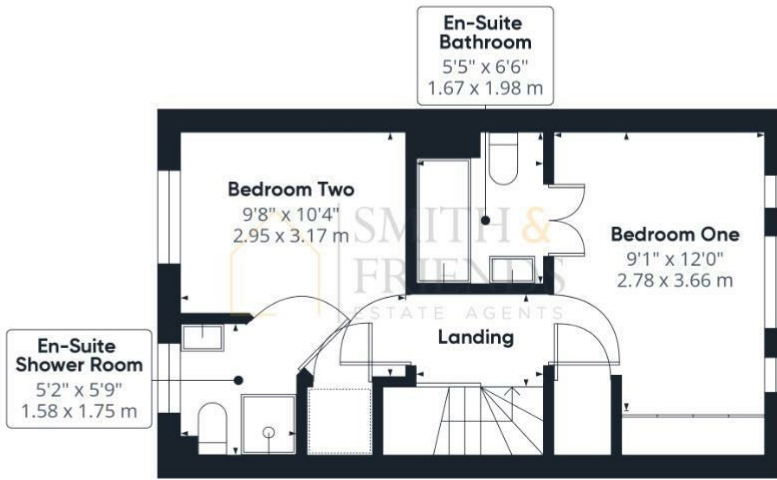
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Ground Floor



Floor 1


Approximate total area[®]
630.45 ft²
58.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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. 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.

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