



A much improved and immaculately presented two bedroom terraced house which is offered for sale with NO ONWARD CHAIN. In our opinion this property will appeal to a variety of potential buyers, with local amenities and well regarded schools close by. Features include gas fired central heating, uPVC double glazing throughout and recently refitted family bathroom and kitchen. The spacious accommodation is light and airy throughout in it's design and briefly comprises: entrance hall, spacious dual aspect lounge with sliding patio doors opening into the conservatory and a recently refitted kitchen with a comprehensive range of wall, base and drawer units with appliances included. To the first floor there are two double bedrooms (bedroom one with fitted storage) and a stunning white and chrome family bathroom. Externally, the enclosed rear garden is mainly laid to lawn, with a paved patio area. The front garden has been laid to lawn and has off street parking.

**Duncan Road, Hartlepool, TS25 4EB**

**2 Bed - House - Mid Terrace**

**£100,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



**Duncan Road, Hartlepool, TS25 4EB**



## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

uPVC double glazed glass panelled door, radiator, staircase to first floor landing.

### **LOUNGE**

**15'6 x 10'4 (4.72m x 3.15m)**

uPVC double glazed window to front aspect, radiator, sliding patio doors opening into the conservatory.

### **CONSERVATORY**

**1'3 x 9'3 (0.38m x 2.82m)**

uPVC and brick construction, uPVC double glazed French doors opening onto the rear patio.

### **KITCHEN**

**15'6 x 11'3 (4.72m x 3.43m)**

Recently refitted with a range of 'shaker' style wall, base and drawer units and matching worktops, inset sink and drainer with mixer tap, cooker point, plumbing for washing machine, space for fridge and freezer, uPVC double glazed windows to front and rear aspects, uPVC double glazed glass panelled door opening onto the rear garden.

## **FIRST FLOOR**

### **LANDING**

uPVC double glazed window to rear, radiator.

### **BEDROOM 1 (rear)**

**15'6 x 10'4 (4.72m x 3.15m)**

uPVC double glazed window, built-in wardrobes and storage, single radiator.

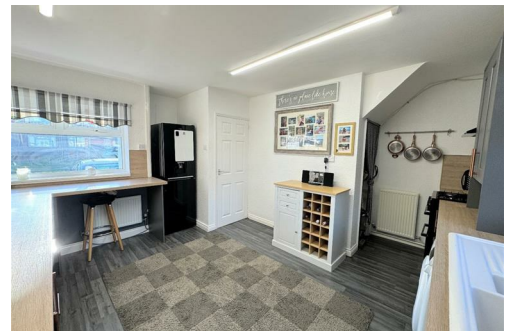
### **BEDROOM 2 (front)**

**14'5 x 9'7 (4.39m x 2.92m)**

uPVC double glazed window to front, radiator.

### **FAMILY BATHROOM/WC**

White and chrome suite with 'P' shaped panelled bath, shower over and glass shower screen, wash hand basin with vanity storage and low level WC; heated chrome towel rail, uPVC double glazed window to rear.



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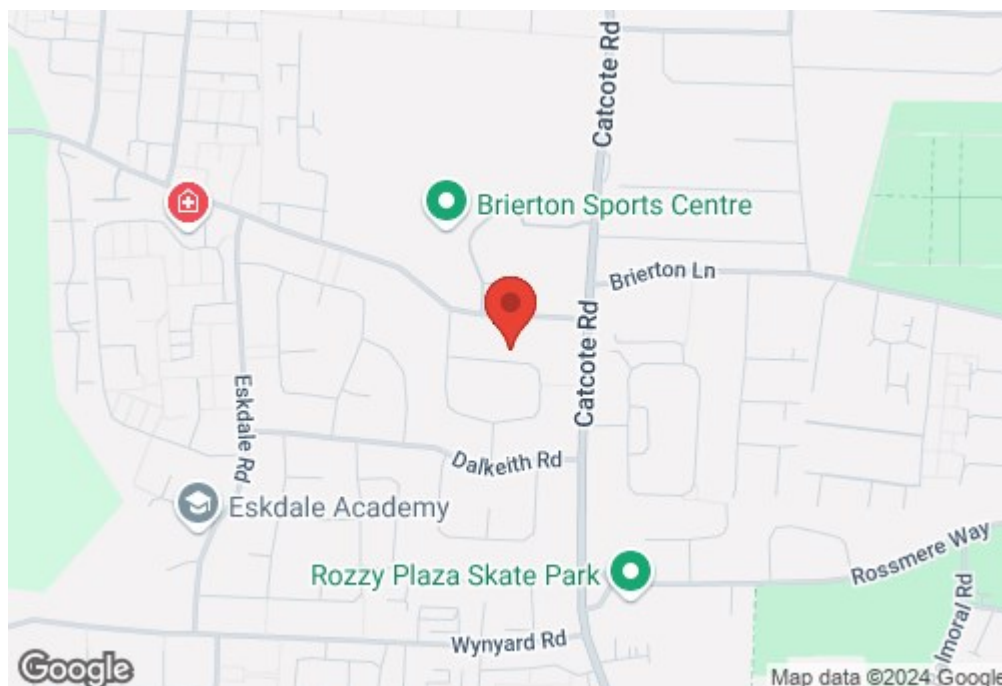


**EXTERNALLY**

The enclosed rear garden is mainly laid to lawn, with a paved patio area. The front garden has been laid to lawn and has off street parking.

**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.



## Duncan Road

Approximate Gross Internal Area  
887 sq ft - 82 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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