



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A deceptively spacious THREE BEDROOM mid terraced property offering accommodation ideal for a variety of buyers. The home features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance porch through to the inner hall with stairs to the first floor and access to a useful guest cloakroom/WC, the generous through lounge/dining room links to the kitchen which is fitted with a range of units to base and wall level. To the first floor are three bedrooms and a shower room with separate WC. Externally are gardens to the front and rear. Merriman Green backs onto Miller Crescent, whilst overlooking a pedestrian green to the front. Located in the popular King Oswy area of Hartlepool close to both Barnard Grove Primary School and St Hild's Church Of England School. With undoubted potential, an internal viewing comes recommended.

Merriman Green, Hartlepool, TS24 9QR

3 Bed - House - Mid Terrace

£84,950

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Merriman Green, Hartlepool, TS24 9QR



GROUND FLOOR

ENTRANCE PORCH

Accessed via panelled entrance door, glazed side screen, internal door through to:

ENTRANCE HALL

Turned staircase to the first floor, under stairs storage cupboard, single radiator, access to:

GUEST WC

Fitted with a two piece suite comprising: wash hand basin with dual taps, low level WC, tiled splashback.

THROUGH LOUNGE/DINING ROOM

20'1 x 12'1 (6.12m x 3.68m)

A generous through lounge/dining room, with uPVC double glazed windows to the front, side and rear aspects giving a good degree of natural light, dado rail, coving to ceiling, radiator with cover included, access to:

KITCHEN

11'11 x 7'11 (3.63m x 2.41m)

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for gas cooker with extractor hood over, tiling to splashback, recess for washing machine, recess for free standing fridge/freezer, 'tile' effect laminate flooring, uPVC double glazed window to the rear aspect, door to the rear garden.

FIRST FLOOR

LANDING

Accessed via turned staircase, with uPVC double glazed window to the side aspect, storage cupboard housing boiler, hatch to loft space, access to:

BEDROOM ONE

11' x 10' (3.35m x 3.05m)

A good size master bedroom, with built-in double wardrobe, overhead storage, uPVC double glazed window to the front aspect, single radiator.

BEDROOM TWO

10'11 x 8'11 (3.33m x 2.72m)

Built-in storage cupboard, uPVC double glazed window overlooking the rear garden, single radiator.

BEDROOM THREE

11'1 x 7'10 (3.38m x 2.39m)

uPVC double glazed window overlooking the rear garden, single radiator.

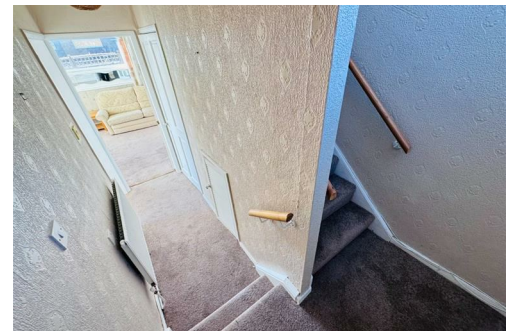
WET ROOM/SHOWER ROOM

5'9 x 5'3 (1.75m x 1.60m)

Walk-in shower area, with electric shower, pedestal wash hand basin with chrome mixer tap, tiled splashback, non-slip flooring, uPVC double glazed window to the front aspect, single radiator.

SEPARATE WC

Fitted with a low level WC, part tiled walls, uPVC double glazed window to the side aspect.



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EXTERNALLY

The property features a lawned front garden, with a paved walkway and wrought iron fence. The generous rear garden should prove to be low maintenance being predominantly paved, with brick storage shed and gated access.

NB 1

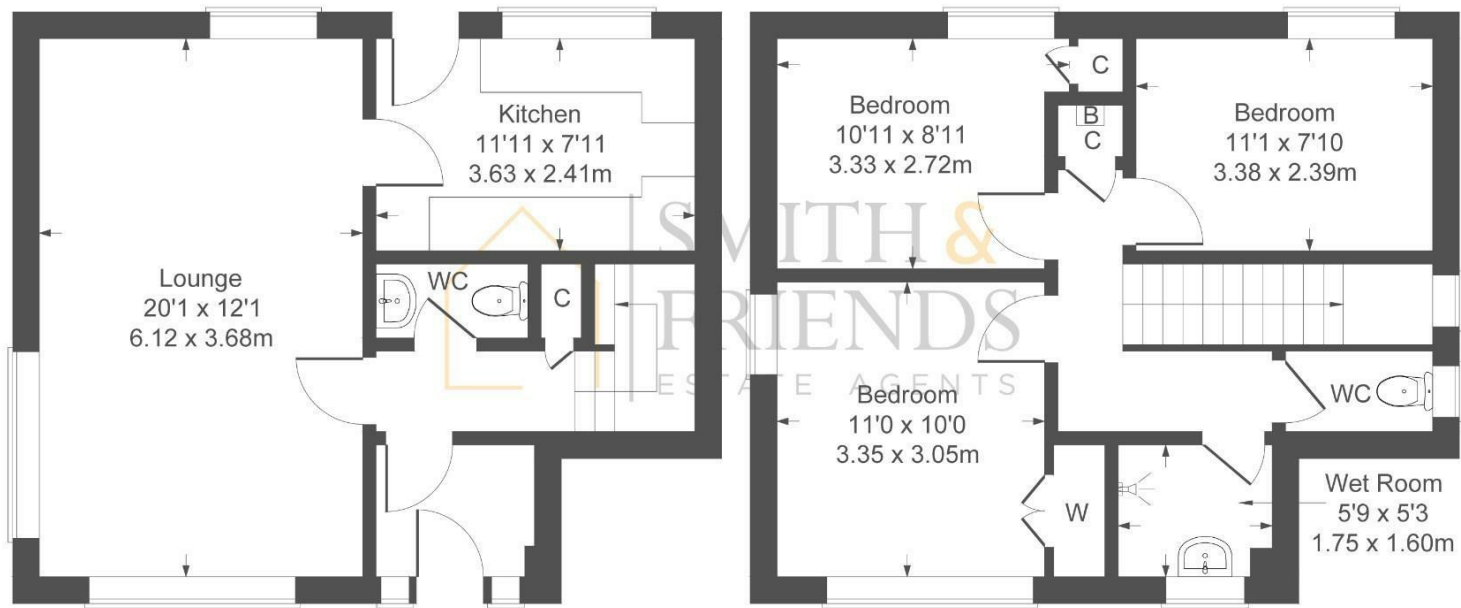
Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

NB 2

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.



Merriman Green
Approximate Gross Internal Area
919 sq ft - 85 sq m




GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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