



CHAIN FREE- Ideal investment opportunity, two bed terraced house close to local amenities , comprising of; entrance hallway, lounge, kitchen, two bedrooms and family bathroom. Externally enclosed rear yard.

Shrewsbury Street, Hartlepool, TS25 5RQ

2 Bed - House

Chain Free £40,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



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GROUND FLOOR

ENTRANCE HALLWAY

UPVC front door, staircase to first floor.

LOUNGE

12'8 x 12'4 (3.66m'2.44m x 3.66m'1.22m)

uPVC DG window to front,

KITCHEN

15'1 x 10'4 (4.57m'0.30m x 3.05m'1.22m)

Wall, base and drawer units with worktops, inset sink and drainer, four ring gas hob with oven. Plumbing for washing machine and space for fridge and freezer. DG window to rear , DG door opening onto the rear yard.

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

12'9 x 12,5 (3.66m'2.74m x 3.66m,1.52m)

DG window to front.

BEDROOM 2

10'2 x 7'2 (3.05m'0.61m x 2.13m'0.61m)

DG window to rear

FAMILY BATHROOM

panelled bath, pedestal wash hand basin and lowlevelWC.

EXTERNALLY

Enclosed rear yard.



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	

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