



A conveniently located TWO BEDROOM mid terraced property, close to the seafront in a popular part of Seaton Carew. The home offers accommodation ideal for a first time buyer, those looking to downsize or offers a possible investment opportunity, with features including gas central heating and uPVC double glazing. Work is required to bring the property up to modern standards, with an internal viewing recommended to appreciate the full potential and location on offer.

The layout briefly comprises: entrance vestibule with stairs to the first floor, generous bay fronted lounge, kitchen with units to base and wall level, space for appliances and access to the rear courtyard. To the first floor are two bedrooms, with a spacious master bedroom measuring over 16ft, they are served by the bathroom which incorporates a three piece suite. Externally is a low maintenance palisade to the front and an enclosed courtyard to the rear with storage.

Farndale Road is located off Station Lane, links to Castleton Road, close to amenities on Elizabeth Way and within a short stroll of Seaton Carew's popular seafront. ** NO CHAIN INVOLVED ** AVAILABLE IMMEDIATELY **

Farndale Road, Hartlepool, TS25 1BH

2 Bed - House - Mid Terrace

£99,950

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Farndale Road, Hartlepool, TS25 1BH



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, staircase to the first floor, fitted carpet, single radiator, internal door to the lounge.

BAY FRONTED LOUNGE

16'4 x 12'7 (4.98m x 3.84m)

A good size lounge with uPVC double glazed curved bay window to the front aspect, fitted carpet, coving to ceiling, feature fire surround with tiled base, convector radiator, access to:

INNER PASSAGE

Under stairs storage cupboard, access to the kitchen.

KITCHEN

8'10 x 6'10 plus 4'8 x 2'10 (2.69m x 2.08m plus 1.42m x 0.86m)

In need of attention, whilst incorporating units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for washing machine, wall mounted Baxi Duo Tec gas central heating boiler, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear, double radiator, recess ideal for additional appliance, with further uPVC double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, single radiator.

BEDROOM ONE

16'4 x 9'10 narrowing to 7'4 (4.98m x 3.00m narrowing to 2.24m)

A good size master bedroom with two uPVC double glazed windows to the front aspect, coving to ceiling, two single radiators.

BEDROOM TWO

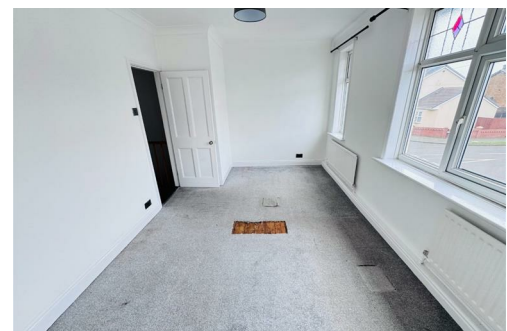
9'8 x 8' (2.95m x 2.44m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, double radiator.

BATHROOM/WC

6'11 x 5'8 (2.11m x 1.73m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, chrome heated towel radiator.



Farndale Road, Hartlepool, TS25 1BH

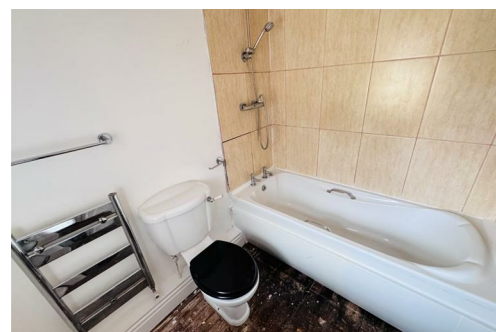
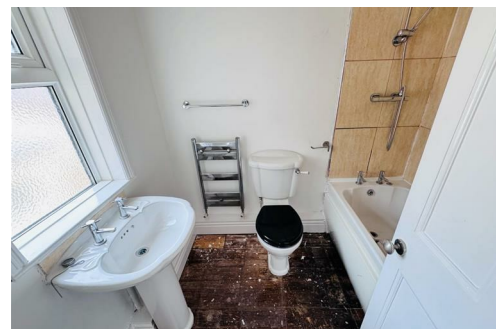
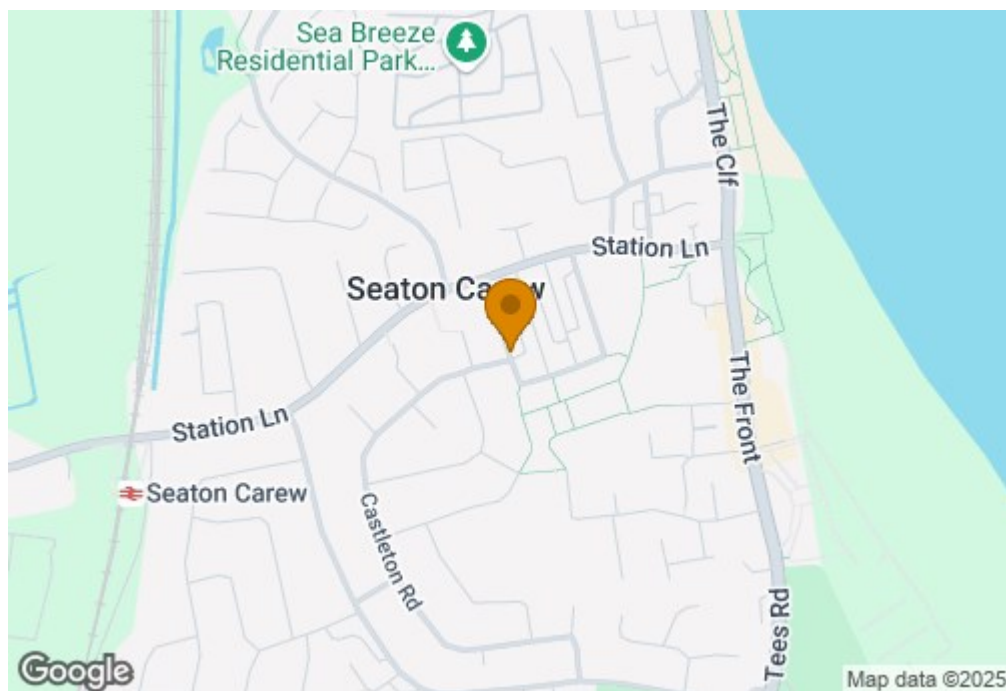


EXTERNALLY

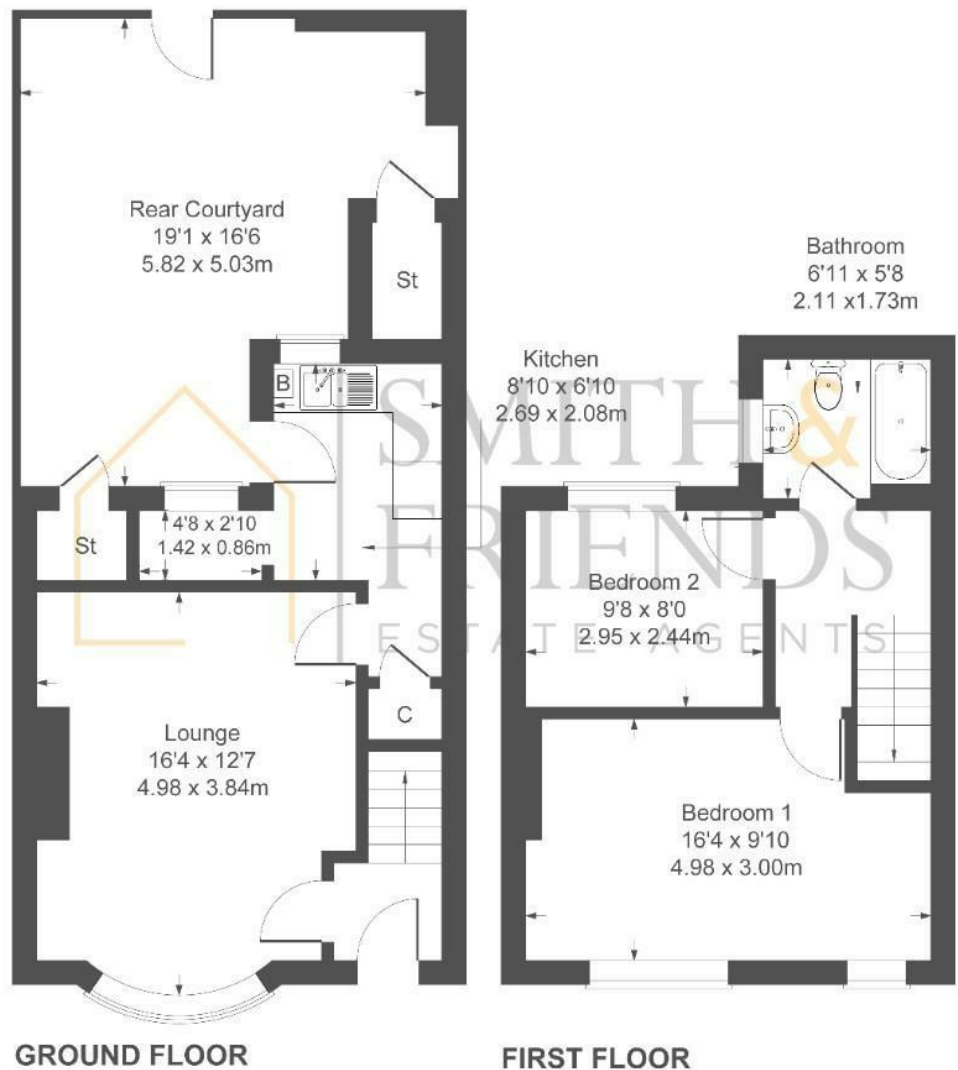
The property features a low maintenance palisade to the front, with the enclosed rear COURTYARD (19'1 x 16'6) (5.82m x 5.03m) benefitting from two useful brick outhouses and gated access.

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.



Farndale Road
Approximate Gross Internal Area
712 sq ft - 66 sq m



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
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

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

