



Carlton Street, TS26 9ES
3 Bed - House - Mid Terrace
£85,000

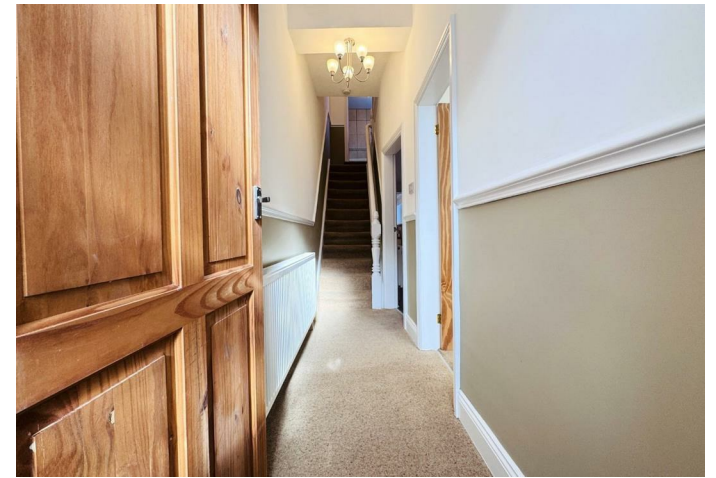
EPC Rating:
Tenure: Freehold
Council Tax Band: A



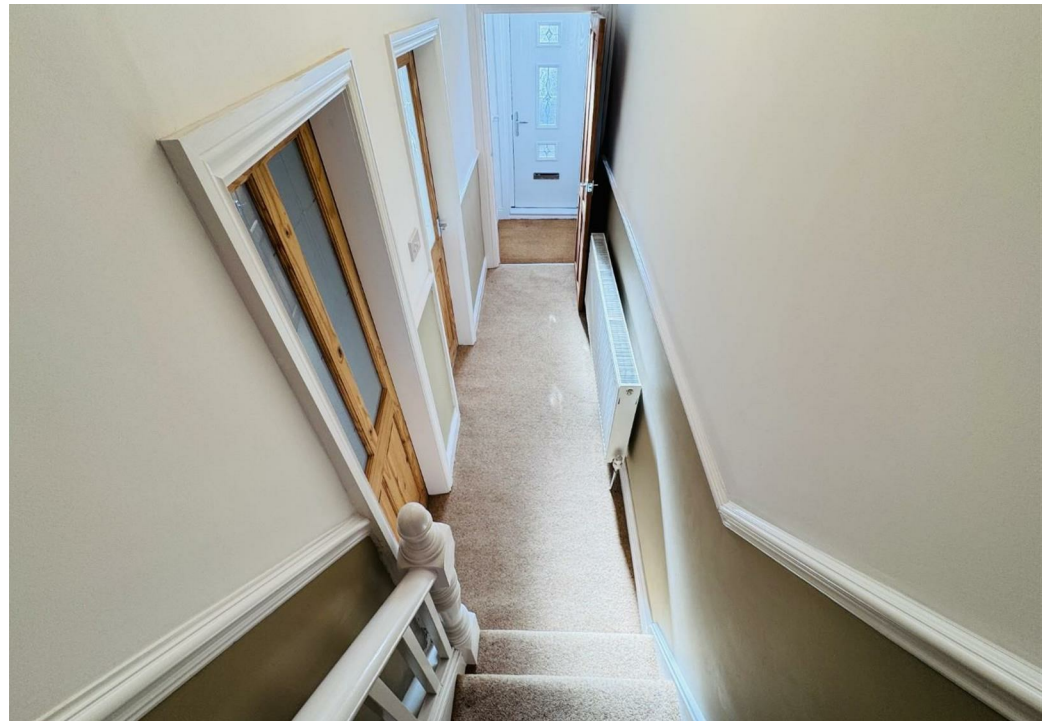
Carlton Street Hartlepool TS26 9ES

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A most impressive mid terraced property offering upgraded and enhanced accommodation, with a deceptively spacious layout that features THREE BEDROOMS, two reception rooms, first floor bathroom and useful attic room. The home offers neutral and freshly decorated accommodation which is complemented by attractive internal doors, flooring and lighting. An ideal purchase for a first time buyer, family or possible investment opportunity, with a large attic room, separated into two areas with undoubted further potential. Other pleasing features include gas central heating, under floor heating to the kitchen and bathroom and uPVC double glazing. An internal viewing comes recommended to appreciate the space on offer.

The full layout comprises: entrance vestibule, entrance hall, bay fronted lounge, generous rear reception room, modern gloss kitchen, three bedrooms and first floor bathroom. The main landing gives access to the attic room which is divided into two areas allowing an ideal work from home/study space. Externally is a low maintenance palisade to the front and an enclosed rear yard with gated access and bin store. Carlton Street is situated within a short stroll of Hartlepool town centre, with on street permit parking.











GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door with uPVC double glazed fanlight above, dado rail, heavy duty coir flooring, stained panelled door to hall.

ENTRANCE HALL

Spindled stairs to the first floor with newel post, fitted carpet, dado rail, convector radiator, access to both reception rooms.

BAY FRONTED LOUNGE

12'4 x 11'8 (3.76m x 3.56m)

Large uPVC double glazed bay window to the front aspect, fitted carpet, inset spotlighting to ceiling, convector radiator.

REAR RECEPTION ROOM

12'7 x 12'3 (3.84m x 3.73m)

A good size rear reception room which is situated off the kitchen, uPVC double glazed French doors to the rear yard, large fire recess with lighting, under stairs storage cupboard, inset spotlights to ceiling, convector radiator.

KITCHEN

6' x 14'1 (1.83m x 4.29m)

Fitted with a modern range of cream gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces, incorporating an inset single drainer sink unit with mixer tap, built-in electric oven, separate four ring hob with extractor over, tiled splashback, integrated fridge and freezer, recess for washing machine, uPVC double glazed window to the side, panelling and spotlights to ceiling, double glazed 'Velux' style window, under flooring heating and convector radiator.

FIRST FLOOR

HALF LANDING

Fitted carpet, dado rail, access to the bathroom.

FAMILY BATHROOM/WC

6'1 x 7'1 (1.85m x 2.16m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps and electric shower over, folding shower screen, pedestal wash hand

basin with dual taps, low level WC, tiling and panelling to splashback, uPVC double glazed window to the side aspect, under floor heating and chrome heated towel radiator.

MAIN LANDING

Fitted carpet, dado rail, access to the attic room.

BEDROOM ONE

9'9 x 13'8 (2.97m x 4.17m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO

9'1 x 10'8 (2.77m x 3.25m)

uPVC double glazed window to the rear aspect, built-in storage cupboard, fitted carpet, convector radiator.

BEDROOM THREE

6'1 x 10'4 (1.85m x 3.15m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

SECOND FLOOR

ATTIC ROOM ONE

14'7 x 5'10 (4.45m x 1.78m)

Eaves storage, lighting and sockets.

ATTIC ROOM TWO

14'7 x 6'4 (4.45m x 1.93m)

Double glazed 'Velux' style window to the rear, eaves storage, lighting and sockets.

EXTERNALLY

The property features a low maintenance palisade to the front and a paved yard to the rear with gated access and bin storage.

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.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1044.32 ft²
97.02 m²

Reduced headroom

18.59 ft²
1.73 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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. 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.

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