



**\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A three bedroom mid terraced property which offers accommodation ideal for a variety of buyers including first time buyers and investors. The home features a modern kitchen and ground floor bathroom, whilst further benefitting from gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule with stairs to the first floor, lounge with feature fire surround and electric fire, modern kitchen with space for appliances, ground floor bathroom, separate WC and three generous bedrooms to the first floor. Externally are gardens to the front and rear, the rear garden being generous in size. Warren Road is well situated within close proximity of schools and amenities. **VIEWING RECOMMENDED.**

**Warren Road, Hartlepool, TS24 9HA**

**3 Bedroom - House - Mid Terrace**

**£79,950**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



Warren Road, Hartlepool, TS24 9HA

## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, staircase to first floor.

### LOUNGE

**13'7 x 12'2 (4.14m x 3.71m)**

Feature fire surround with electric fire, uPVC double glazed window to the front aspect, single radiator.



### KITCHEN

**8'9 x 8'8 (2.67m x 2.64m)**

Fitted with a modern range of units to base and wall level with 'marble' effect working surfaces in an 'L' shaped layout, incorporating an inset single drainer stainless steel sink unit with mixer tap, space for cooker with gas cooker point, recess with plumbing for automatic washing machine, four drawer base unit, panelling to splashback, uPVC double glazed door to rear garden, uPVC double glazed window to the rear aspect.



### CLOAKROOM/WC

Fitted with a two piece white suite comprising: wash hand basin with wall mounted electric water heater, close coupled WC, uPVC double glazed opaque window.



### BATHROOM

**8'6 x 4'4 (2.59m x 1.32m)**

Fitted with a two piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, modern panelled walls, uPVC double glazed window to the rear aspect, convector radiator.



## FIRST FLOOR

### LANDING

#### BEDROOM 1 (front)

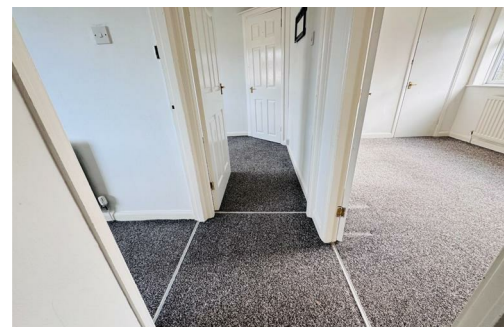
**17'0 x 9'5 (5.18m x 2.87m)**

Built-in storage cupboard, uPVC double glazed window to the front aspect, single radiator.

#### BEDROOM 2 (rear)

**12'2 x 8'3 (3.71m x 2.51m)**

Built-in storage cupboard, uPVC double glazed window to the rear aspect, gas central heating, single radiator.



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**BEDROOM 3 (rear)**  
**11'7 x 8'2 (3.53m x 2.49m)**

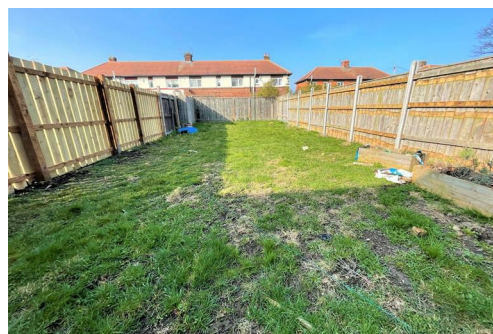
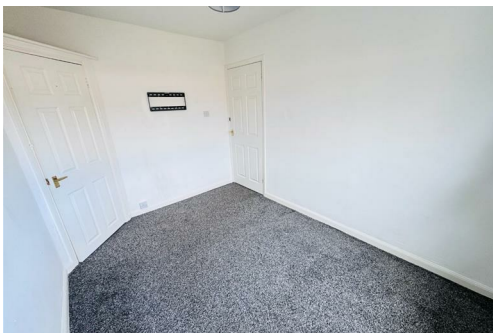
Built-in storage cupboard, uPVC double glazed window to the rear aspect, single radiator.

**OUTSIDE**

To the front of the property is a lawned garden with gated access leading to the property. The enclosed rear garden is of a generous size and is laid mainly to lawn with paved patio, gated access to a shared walkway.

**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.

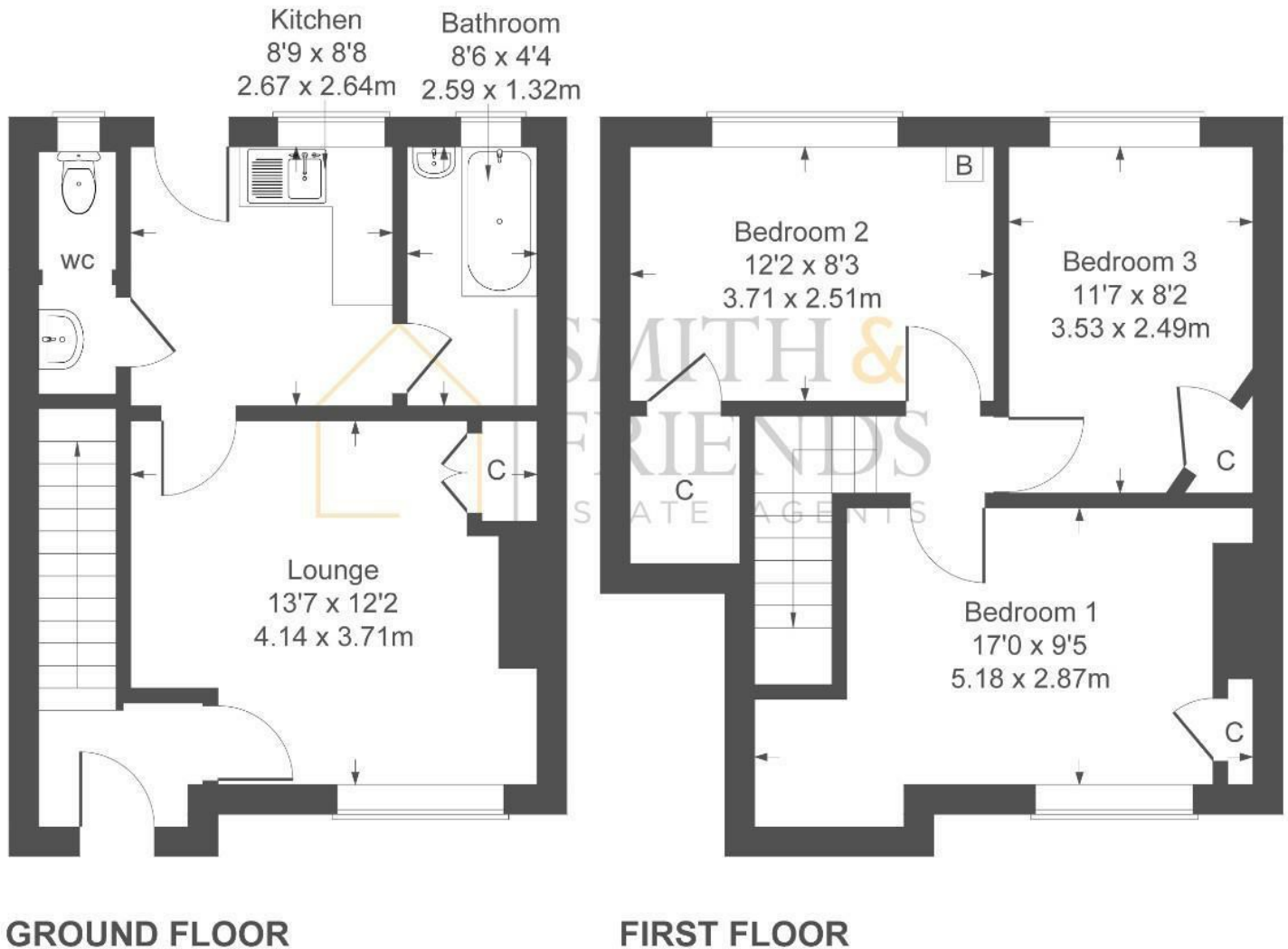


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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# Warren Road

Approximate Gross Internal Area  
783 sq ft - 72 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. We 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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