



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A three bedroom mid terraced property which is conveniently located within walking distance of schools and amenities. The home would make an ideal purchase for a buy to let investor and comes with an internal viewing recommended. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule with stairs to the first floor, good size lounge with feature fire surround, kitchen with space for free standing appliances, ground floor shower room incorporating a three piece white suite, three bedrooms to the first floor and externally is an enclosed yard to the rear with gated access. Shrewsbury Street runs between Blakelock Road and Oxford Road.

Shrewsbury Street, Hartlepool, TS25 5RQ
3 Bed - House
Chain Free £49,995
EPC Rating: E
Council Tax Band: A
Tenure: Freehold



Shrewsbury Street, Hartlepool, TS25 5RQ

GROUND FLOOR

ENTRANCE

Staircase to first floor landing

LOUNGE

12'9 x 12'5 (3.89m x 3.78m)

uPVC DG window to front, living flame coal effect gas fire with surround and radiator.

KITCHEN

10'4 11 (3.15m x 3.35m)

Wall, base and drawer units with worktops, inset sink and drainer with mixer tap, gas cooker point, plumbing for washing machine space for fridge and freezer. uPVC DG window to rear, glass panelled door opening onto the rear yard.

SHOWER ROOM

10'1 x 4'1 (3.07m x 1.24m)

White and chrome suite with shower cubicle and wall mounted shower, pedestal wash hand basin and low level WC.

FIRST FLOOR

BEDROOM 1

12'4 x 12'10 (3.76m x 3.91m)

uPVC DG window to front, radiator and storage cupboard.

BEDROOM 2

10'4 x 7'9 (3.15m x 2.36m)

uPVC DG window to rear and radiator

BEDROOM 3

7'5 x 7' (2.26m x 2.13m)

uPVC DG window and radiator

EXTERNALLY

Enclosed rear yard with gated access.



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	45	75
EU Directive 2002/91/EC		

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