



*** VIEWING RECOMMENDED *** A well presented THREE BEDROOM mid terraced property offering deceptively spacious accommodation which features TWO RECEPTION ROOMS and a modern first floor bathroom. The home is warmed by electric storage heaters and includes a recently upgraded hot water boiler, whilst further benefitting from uPVC double glazing and a pleasant covered yard area, offering a variety of uses. An internal viewing comes recommended, with a layout that briefly comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to two connecting reception rooms. The kitchen is fitted with a range of units to base and wall level with a built-in double oven, hob and extractor included. To the first floor, from the half landing is access to a modern family bathroom which incorporates a three piece white suite and chrome fittings. The main landing gives access to three bedrooms, whilst externally is a palisade to the front and an enclosed yard/utility area at the rear. Cornwall Street is well situated within walking distance of schools and amenities and only a short stroll from Hartlepool town centre. An ideal investment opportunity.

Cornwall Street, Hartlepool, TS25 5RF

3 Bedroom - House - Mid Terrace

£69,950

EPC Rating:

Tenure: Freehold

Council Tax Band: A



Cornwall Street, Hartlepool, TS25 5RF



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, 'laminated' style vinyl flooring, dado rail, glazed internal door through to the entrance hall with fanlight above.

ENTRANCE HALL

Matching 'laminated' style vinyl flooring, dado rail, feature window into the front lounge, stairs to the first floor with fitted carpet.

FRONT LOUNGE

14'9 into bay x 12'6 (4.50m into bay x 3.81m)

uPVC double glazed bay window to the front aspect, attractive feature fire surround with 'marble' style back and base, inset 'coal' effect gas fire, fitted carpet, dado rail, picture rail, deep coving to ceiling, electric storage heater with radiator cover, archway dividing the rear reception room.

REAR RECEPTION ROOM

11'1 x 12'6 (3.38m x 3.81m)

Currently used as a dining area, with uPVC double glazed window to the rear aspect, matching carpet, dado rail, picture rail, deep coving to ceiling, useful under stairs storage cupboard, electric storage heater with radiator cover included.

KITCHEN

12'11 x 5'7 (3.94m x 1.70m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recently installed double oven with separate four ring electric hob and extractor hood over, tiling to splashback, recess with plumbing for washing machine, recess for free standing fridge/freezer, uPVC double glazed window to the side aspect, 'laminated' style vinyl flooring, recently upgraded hot water boiler, uPVC double glazed door into the covered yard/utility area.

ENCLOSED YARD / UTILITY AREA

13'5 x 9'2 (4.09m x 2.79m)

Ideal for use as a utility with fitted worktop, double unit and space below for appliances, panelled walls, covered overhead, laminate flooring, door to the rear.

FIRST FLOOR

HALF LANDING

Fitted carpet, access to the family bathroom.

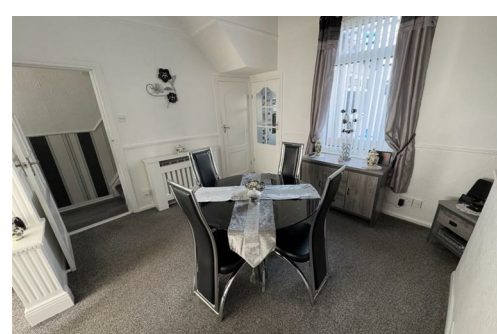
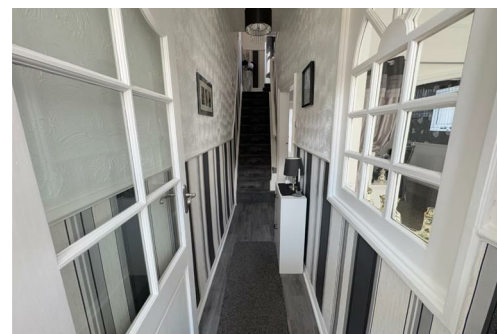
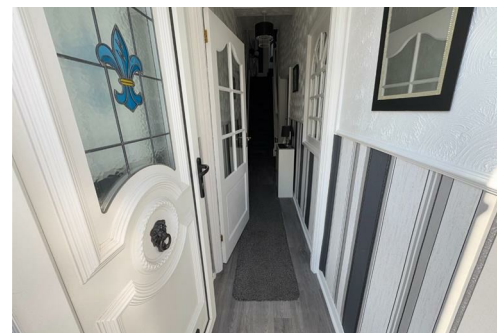
FAMILY BATHROOM/WC

7'5 x 5'6 (2.26m x 1.68m)

Fitted with a modern three piece white suite and chrome fittings comprising: curved panelled bath with mixer tap and shower over, protective curved glass shower screen, inset wash hand basin with chrome mixer tap, granite vanity area and cabinet below, concealed WC with white gloss back and matching granite vanity area above, modern panelling to walls, uPVC double glazed window to the side aspect, electric storage heater with cover included.

MAIN LANDING

Fitted carpet, dado rail, access to three bedrooms.



Cornwall Street, Hartlepool, TS25 5RF



BEDROOM ONE

14'8 into bay x 10'7 into alcove (4.47m into bay x 3.23m into alcove)

uPVC double glazed bay window to the front aspect, built-in storage cupboard, free standing wardrobes, fitted carpet, coving to ceiling, electric storage heater.

BEDROOM TWO

11' x 10'7 into alcove (3.35m x 3.23m into alcove)

uPVC double glazed window to the rear aspect, fitted carpet, shelved alcove, free standing wardrobes, electric storage heater.

BEDROOM THREE

9'7 x 5'8 (2.92m x 1.73m)

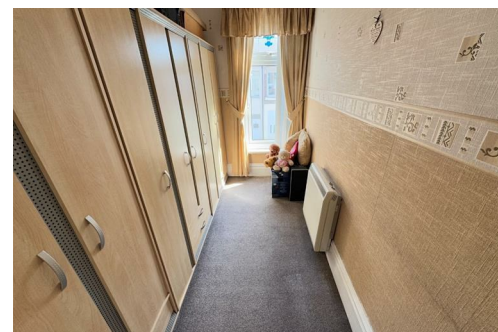
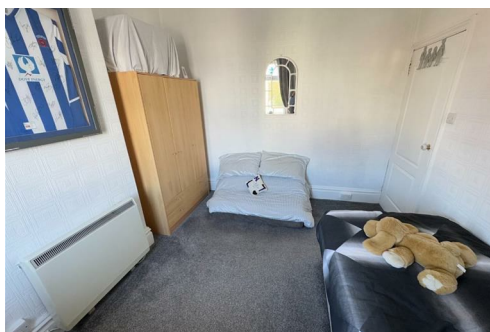
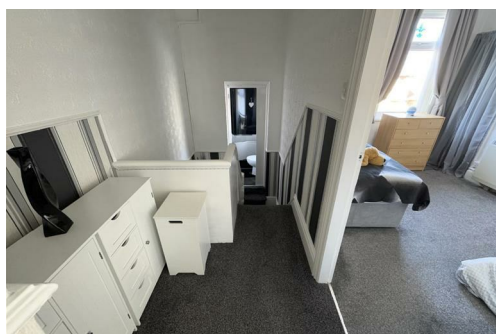
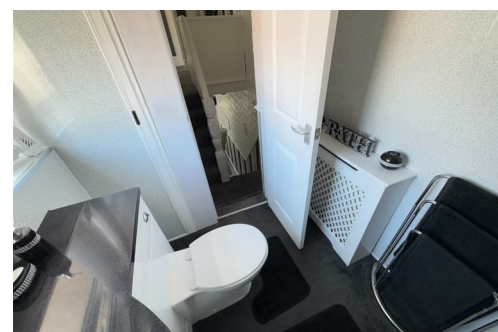
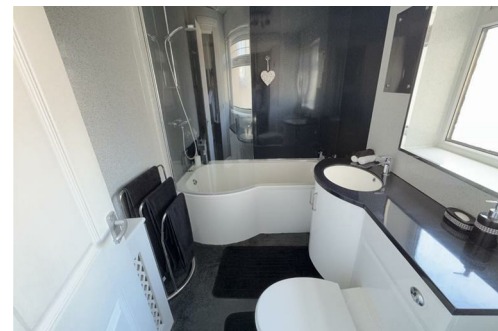
uPVC double glazed window to the front aspect, fitted carpet, electric storage heater.

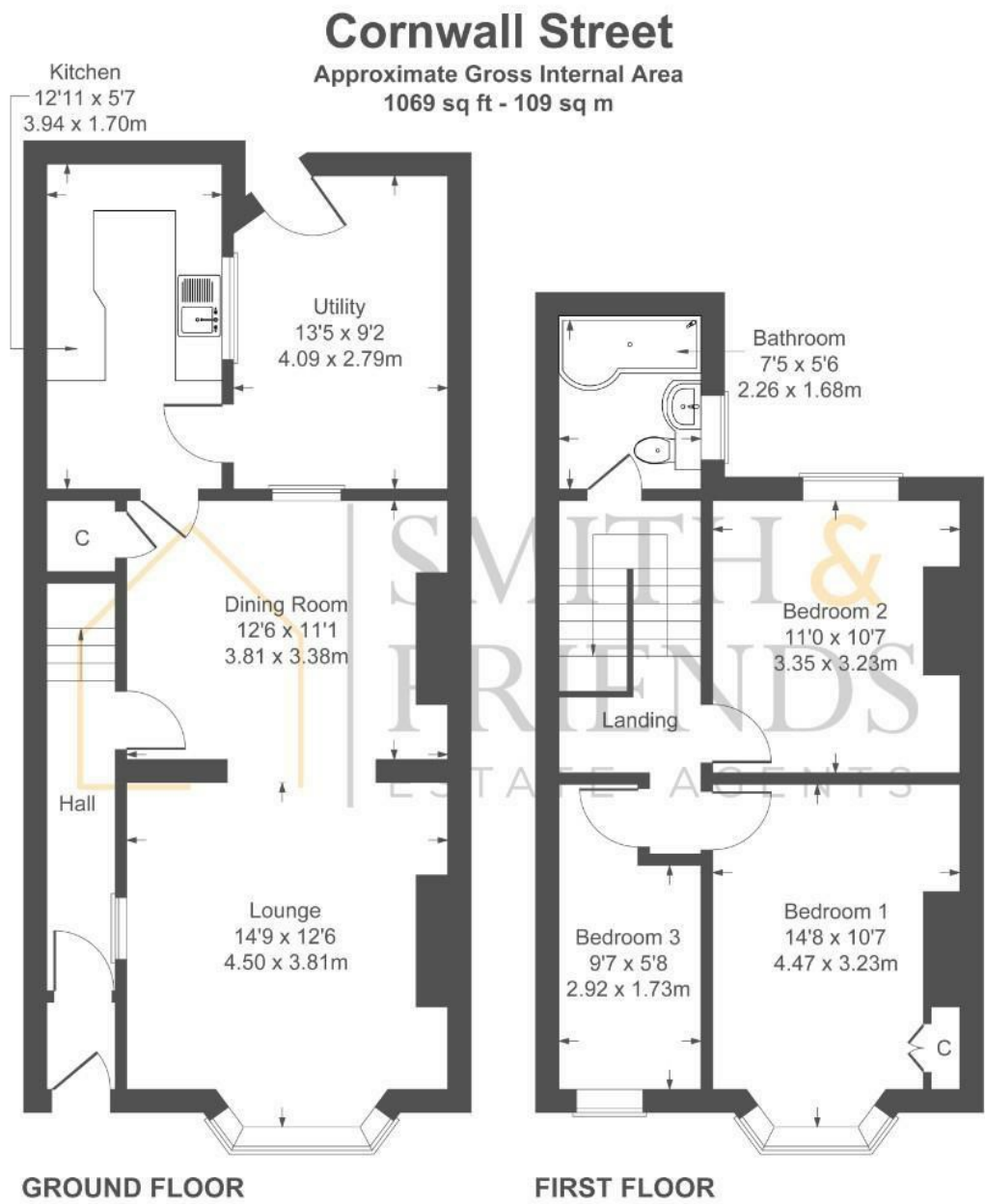
EXTERNALLY

The property features a palisade to the front which is part tiled, with a brick boundary wall. The enclosed rear yard is currently used as a utility, whilst offering a variety of uses.

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.





Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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. 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.

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

