



*** NO CHAIN INVOLVED *** A deceptively spacious THREE BEDROOM mid terraced property with TWO RECEPTION ROOMS and a modern extended kitchen. The home would make an ideal purchase for a first time buyer, family or possible investment opportunity, being conveniently located for both schools and amenities. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: spacious entrance hall, bay fronted lounge, rear reception room, extended kitchen with built-in appliances, ground floor WC, three bedrooms and first floor bathroom. Externally is a low maintenance palisade to the front and an enclosed west facing yard to the rear. Shrewsbury Street is situated between Blakelock Gardens and Oxford Road with a variety of amenities and transport links. VIEWING RECOMMENDED.

Shrewsbury Street, Hartlepool, TS25 5RQ

3 Bedroom - House - Mid Terrace

£79,950

EPC Rating:

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Shrewsbury Street, Hartlepool, TS25 5RQ

GROUND FLOOR

ENTRANCE HALL

16'10 x 5'7 (5.13m x 1.70m)

A deep entrance hall accessed via uPVC double glazed entrance door with matching side screens and fanlight above, staircase to the first floor with useful under stairs storage cupboard, shelved display area, delft rack, double radiator.

FRONT LOUNGE

14' x 11'2 (4.27m x 3.40m)

Large uPVC double glazed bay window to the front aspect, fitted carpet, double radiator, glazed sliding doors through to:

REAR RECEPTION ROOM

12'9 x 10'5 (3.89m x 3.18m)

uPVC double glazed window looking out to the rear yard, feature fire surround with electric fire, fitted carpet, double radiator.

EXTENDED KITCHEN

23'5 x 6'10 (7.14m x 2.08m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, brushed stainless steel splashback, additional tiling to splashback areas, integrated fridge/freezer, recess with plumbing for washing machine, recess with tumble dryer included, three drawer base unit, two uPVC double glazed windows, modern laminate flooring, uPVC double glazed door to the rear yard, modern vertical radiator, access to:

GROUND FLOOR WC

3'2 x 7'4 (0.97m x 2.24m)

Fitted with a low level WC in white, 'laminate' effect vinyl flooring, uPVC double glazed window to the side aspect.

FIRST FLOOR

LANDING

Fitted carpet, convector radiator, access to bedrooms and bathroom.

BEDROOM ONE

11'11 x 11'6 (3.63m x 3.51m)

Built-in wardrobe to alcove, additional storage cupboard to second alcove, fitted carpet, uPVC double glazed window overlooking the rear yard, dado rail, single radiator.

BEDROOM TWO

15'8 x 11'10 (4.78m x 3.61m)

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

BEDROOM THREE

8' x 7' (2.44m x 2.13m)

Part panelled wall, uPVC double glazed window to the front aspect, single radiator.

BATHROOM/WC

6'3 x 6' (1.91m x 1.83m)

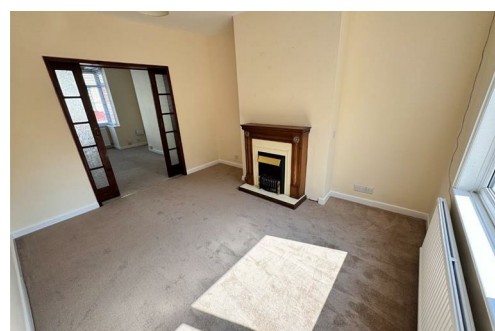
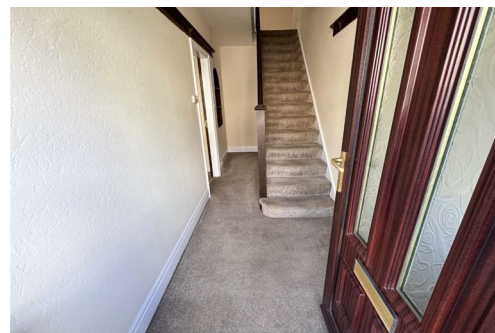
Fitted with a three piece white suite comprising: cast iron panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, laminate flooring.

EXTERNALLY

The property features a low maintenance palisade to the front and an enclosed yard to the rear which enjoys a westerly aspect.

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.



Shrewsbury Street, Hartlepool, TS25 5RQ



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	



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1010 ft²
93.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.