



***** NO CHAIN INVOLVED *** RECENTLY UPGRADED & REFURBISHED ***** A deceptively spacious and well proportioned **TWO BEDROOM** semi-detached property on Warren Road, close to schools and amenities. The home would make an ideal purchase for a first time buyer or buy to let investment and currently features uPVC double glazing, gas central heating, redecoration and new flooring. An internal viewing comes recommended to appreciate the potential on offer, whilst in brief the layout comprises: entrance vestibule with stairs to the first floor, spacious front lounge, upgraded full width kitchen/diner, two double bedrooms and a good size family bathroom which incorporates a three piece suite and chrome fittings. Externally is a low maintenance pebbled front garden and generous rear garden with gated access to the side. **VIEWING RECOMMENDED.**

Warren Road, Hartlepool, TS24 9HA

2 Bedroom - House - Semi-Detached

£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, stairs to the first floor, new carpet, access to the lounge.

FRONT LOUNGE

13'11 x 12'6 (4.24m x 3.81m)

A good size lounge with uPVC double glazed window to the front aspect, convector radiator, new carpet, access to the kitchen/diner.

FULL WIDTH KITCHEN/DINER

17'4 x 8'9 (5.28m x 2.67m)

Upgraded with a range of white gloss units to base and wall level with roll-top work surfaces incorporating an inset single drainer sink unit with mixer tap, recess for gas cooker, panelling to splashback, space for fridge/freezer, washing machine and additional appliance, four uPVC double glazed windows, uPVC door to the rear garden, vinyl flooring, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, new carpet, hatch to loft space, access to both bedrooms and bathroom.

BEDROOM ONE

14'1 x 9'11 (4.29m x 3.02m)

A good size master bedroom with built-in storage cupboard, uPVC double glazed window to the front aspect, new carpet, single radiator.

BEDROOM TWO

11'8 x 9'3 (3.56m x 2.82m)

uPVC double glazed window to the rear aspect, new carpet, convector radiator.

FAMILY BATHROOM/WC

8'5 x 7'8 (2.57m x 2.34m)

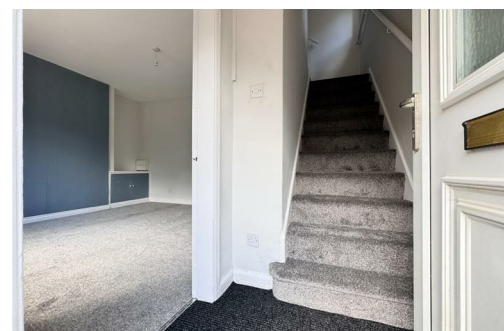
Fitted with a three piece comprising: panelled bath with dual taps and electric shower over, pedestal wash hand basin with dual taps, low level WC, modern panelling to walls and ceiling, storage cupboard with gas central heating boiler, uPVC double glazed window to the rear aspect, convector radiator.

EXTERNALLY

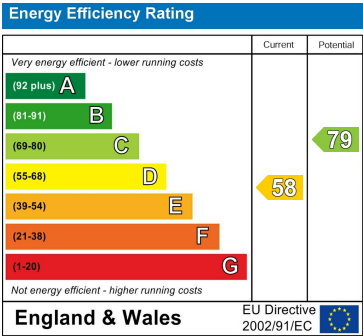
The property features a low maintenance front which is predominantly pebbled with fenced boundary and paved walkway. A gate to the side leads through to the generous rear garden with paved patio and large lawn.

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.



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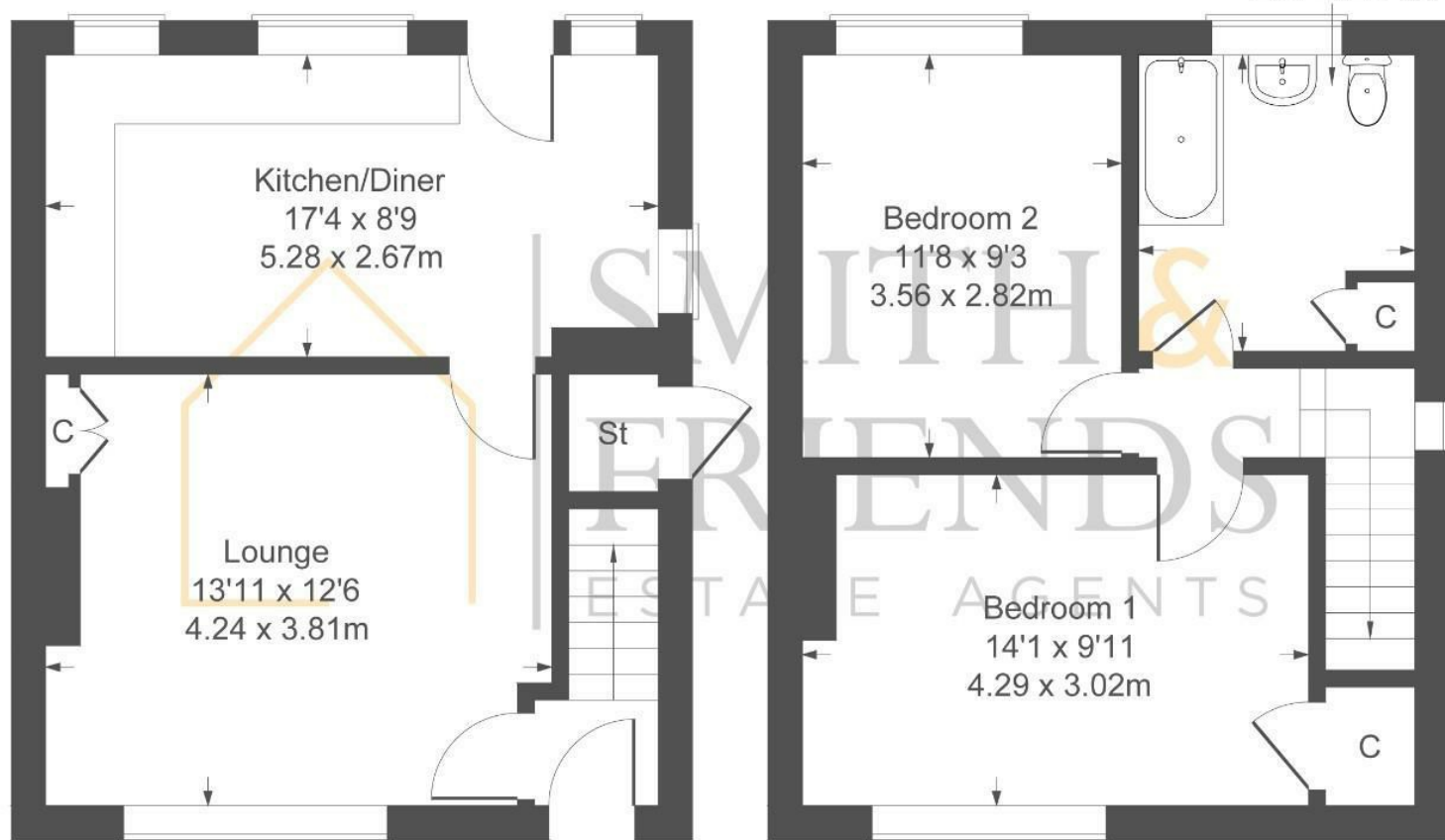


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13 Warren Road

Approximate Gross Internal Area
772 sq ft - 72 sq m

Bathroom
8'5 x 7'8
2.57 x 2.34m



GROUND FLOOR

FIRST FLOOR

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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