

A deceptively spacious two bedroom mid terraced property which features two reception rooms and useful attic room. The property is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to both reception rooms, the rear reception links to the kitchen and through to a ground floor WC. To the first floor, from the half landing is access to the shower room which incorporates a three piece suite. The main landing gives access to two spacious bedrooms, with a fixed staircase leading up to a useful attic room. Externally is a low maintenance palisade to the front and an enclosed yard to the rear with gated access. Sydenham Road is located off Brenda Road, close to schools and amenities. The property is offered with a long term tenant in situ.

Sydenham Road, Hartlepool, TS25 1PZ
2 Bed - House - Mid Terrace
£65,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Sydenham Road, Hartlepool, TS25 1PZ

GROUND FLOOR

ENTRANCE VESTIBULE
Accessed via uPVC double glazed entrance door with fanlight above, fitted dado rail, picture rail, coving to ceiling, access to:

ENTRANCE HALL
Staircase to the first floor, coving to ceiling, convector radiator, access to both reception rooms.

FRONT LOUNGE 13' x 12'9 (3.96m x 3.89m)
uPVC double glazed bay window to the front aspect, fire surround, convector radiator.

REAR RECEPTION ROOM 12'9 x 10'11 (3.89m x 3.33m)
uPVC double glazed window to the rear aspect, dado rail, coving to ceiling, single radiator.

KITCHEN 10'5 x 6'10 (3.18m x 2.08m)
Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for gas cooker with tiled splashback, recess for washing machine, uPVC double glazed side door, uPVC double glazed window, panelling and spotlighting to the ceiling.

REAR PASSAGE
uPVC double glazed window to the rear aspect, panelling and dado rail to walls.

GUEST WC 3'10 x 2'10 (1.17m x 0.86m)
Fitted with a WC in white, uPVC double glazed window to the side aspect, panelling and dado rail to walls.

FIRST FLOOR; HALF LANDING
Access to shower room, stairs to the main landing.

SHOWER ROOM/WC 6'11 x 4'7 (2.11m x 1.40m)
Fitted with a three piece suite comprising: shower cubicle with chrome frame, glass panelled sliding door and electric shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, single radiator.

MAIN LANDING
Access to both bedrooms, closed off staircase giving access to the attic room.

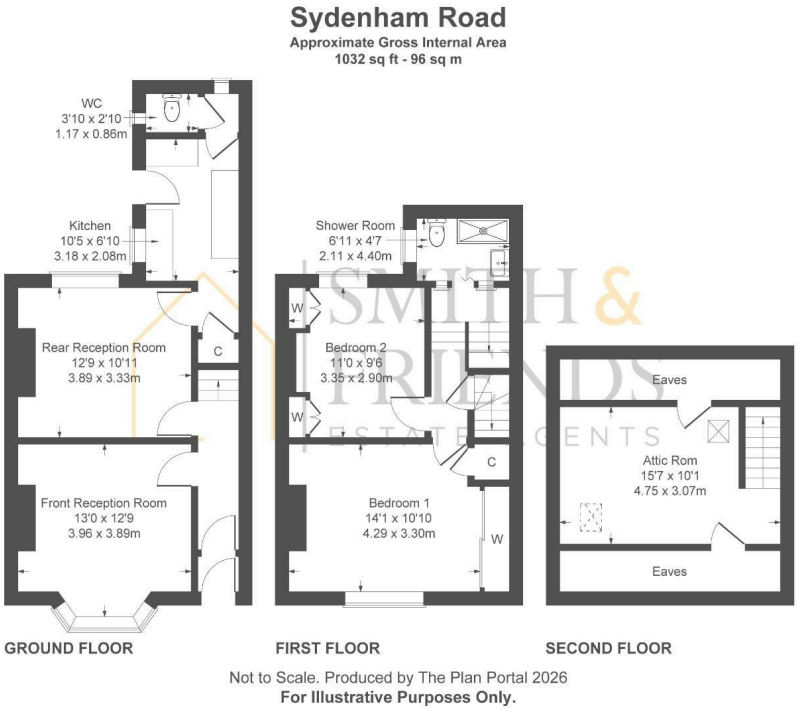
BEDROOM ONE 14'1 x 10'10 (4.29m x 3.30m)
uPVC double glazed window to the front aspect, built-in wardrobes, additional storage cupboard, coving to ceiling, convector radiator.

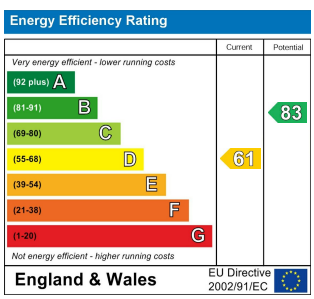
BEDROOM TWO 11' x 9'6 (3.35m x 2.90m)
Built-in storage to alcoves, uPVC double glazed window to the rear aspect, single radiator.

ATTIC ROOM 15'7 x 10'1 (4.75m x 3.07m)
Double glazed 'Velux' style window, eaves storage, sockets and lighting.

EXTERNALLY
The property features a low maintenance palisade to the front and an enclosed yard to the rear with gated access.

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.





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.

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