

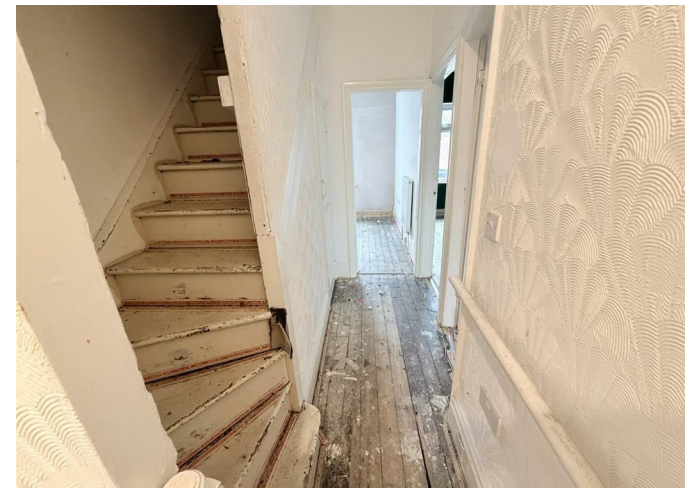
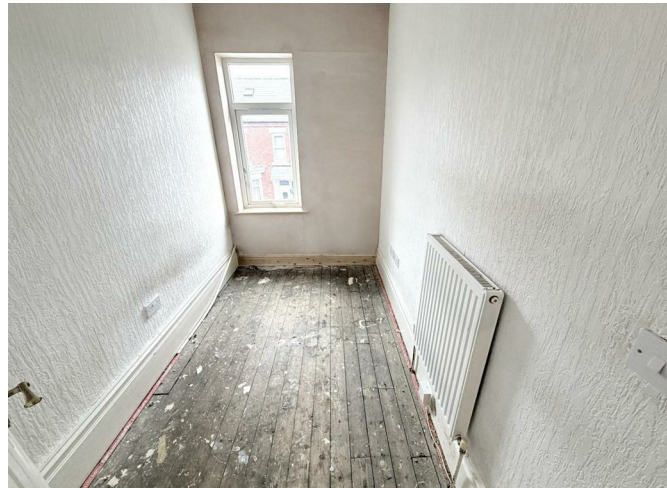
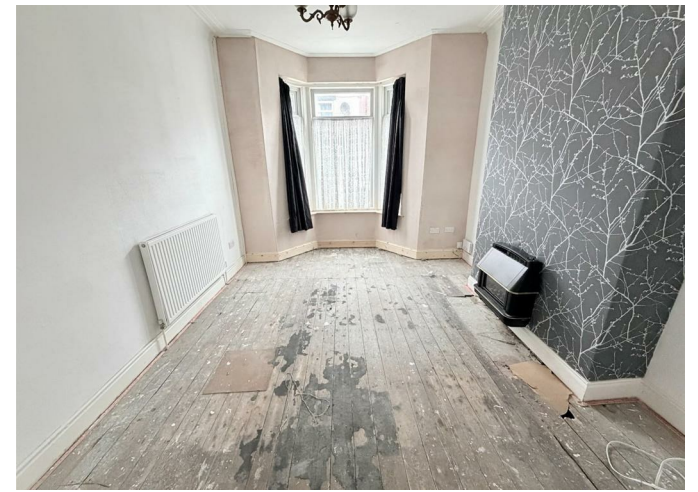
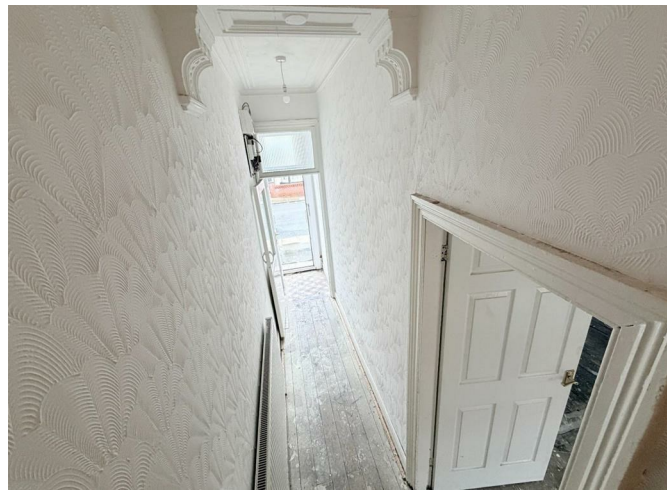


Carlton Street, TS26 9EP
3 Bed - House - Mid Terrace
£69,950

Council Tax Band: A
EPC Rating: E
Tenure: Freehold



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FRIENDS**
ESTATE AGENTS



Carlton Street, TS26 9EP

*** NO CHAIN INVOLVED *** A deceptively spacious THREE/FOUR BEDROOM mid terraced property with TWO RECEPTION ROOMS and large ATTIC ROOM. The home offers great potential and comes with an internal viewing recommended to appreciate the space on offer. The accommodation features uPVC double glazing and gas central heating. The full layout comprises: entrance vestibule through to the hall, with stairs to the first floor and access to two connecting reception rooms, the rear reception room linking to the kitchen. To the first floor, from the half landing is access to the bathroom, the main landing gives access to three bedrooms, with stairs leading up to a useful attic room. Externally is a low maintenance palisade to the front and enclosed yard to the rear. Carlton Street is located within easy access of Hartlepool town centre.

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, 'mosaic' style tiled flooring, glazed internal door with fanlight above giving access to the hall.

ENTRANCE HALL

Staircase to the first floor, high coved ceiling, feature archway, convector radiator.

FRONT LOUNGE

15' into bay x 11'7 (4.57m into bay x 3.53m)
uPVC double glazed bay window to the front aspect, coving to ceiling, convector radiator, archway separating the rear reception room.

REAR RECEPTION ROOM

12'1 x 12'7 (3.68m x 3.84m)
uPVC double glazed window to the rear aspect (in need of attention), under stairs storage cupboard, convector radiator, access to the kitchen.

KITCHEN

13'1 x 6'8 (3.99m x 2.03m)
Fitted with a range of units to base and wall level with roll-top work surfaces, inset single drainer stainless steel sink unit with mixer tap, tiling to splashback, space for free standing appliances, gas central heating boiler, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear yard.

FIRST FLOOR

HALF LANDING

Access to bathroom, stairs to the main landing.

BATHROOM/WC

8'7 x 6'10 (2.62m x 2.08m)
Fitted with a three piece suite comprising: bath with mixer tap and shower over, pedestal wash hand basing with mixer tap, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, convector radiator.

MAIN LANDING

Access to three bedrooms, turned staircase giving access to a useful attic room with under stairs storage.

BEDROOM ONE

9' x 13'1 (2.74m x 3.99m)
uPVC double glazed window to the rear aspect, convector radiator.

BEDROOM TWO

9'7 x 12'1 (2.92m x 3.68m)
uPVC double glazed window to the front aspect (in need of attention), convector radiator.

BEDROOM THREE

9'10 x 5'10 (3.00m x 1.78m)
uPVC double glazed window to the front aspect, convector radiator.

ATTIC ROOM

11'1 x 13'7 (3.38m x 4.14m)
Double glazed 'Velux' style window to the front aspect, skylight to the rear, eaves storage, convector radiator.

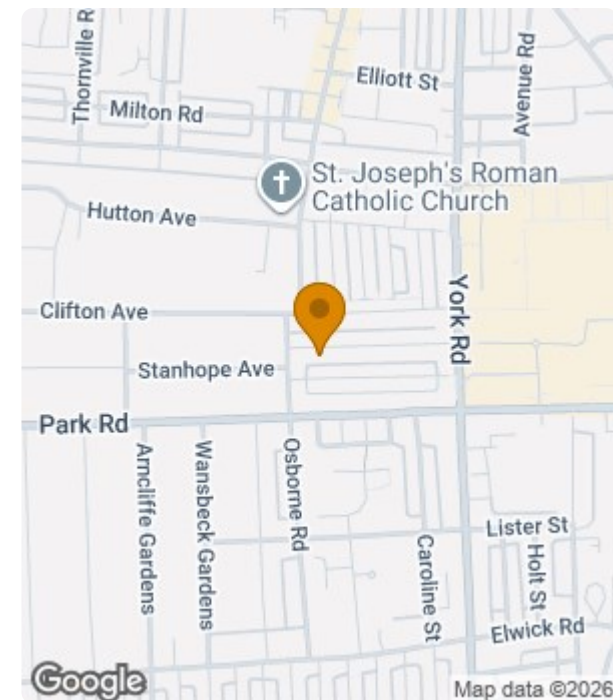
EXTERNALLY

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

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	54	
(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. Smith & Friends Estate Agents 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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