



88 Chester Road, Hartlepool, TS24 8QP

We are acting in the sale of the above property and have received an offer of £55,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

****REDUCED**CHAIN FREE **** Three bedroom terraced house, close to local amenities and commuter routes. Benefitting from uPVC double glazing, gas central heating and briefly comprising of: entrance hall, lounge, kitchen, rear lobby and family bathroom. To the First floor there are three bedrooms. Externally is an enclosed rear garden.

Chester Road, Hartlepool, TS24 8QP
3 Bed - House - Mid Terrace
Chain Free £59,950
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



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Chester Road, Hartlepool, TS24 8QP

GROUND FLOOR

ENTRANCE HALL

uPVC double glazed glass panelled door, staircase to first floor.

LOUNGE 15'4 x 11'6 (4.67m x 3.51m)

uPVC double glazed bay window to front, radiator.

KITCHEN 14'7 x 7'4 (4.45m x 2.24m)

Wall, base and drawer units, inset sink and drainer, cooker point, plumbing for washing machine, space for fridge and freezer.

REAR LOBBY

uPVC double glazed glass panelled door to rear garden.

FAMILY BATHROOM/WC 6'2 x 5'5 (1.88m x 1.65m)

Panelled bath, pedestal wash hand basin and low level WC.

FIRST FLOOR

BEDROOM 1 (front) 12'5 x 9'11 (3.78m x 3.02m)

uPVC double glazed bay window to front, radiator.

BEDROOM 2 (rear) 10'11 x 9'4 (3.33m x 2.84m)

uPVC double glazed window to rear, radiator.

BEDROOM 3 (rear) 12'4 x 6'9 (3.76m x 2.06m)

uPVC double glazed window to rear, radiator.

EXTERNALLY

Enclosed rear garden.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		63
(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	

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