



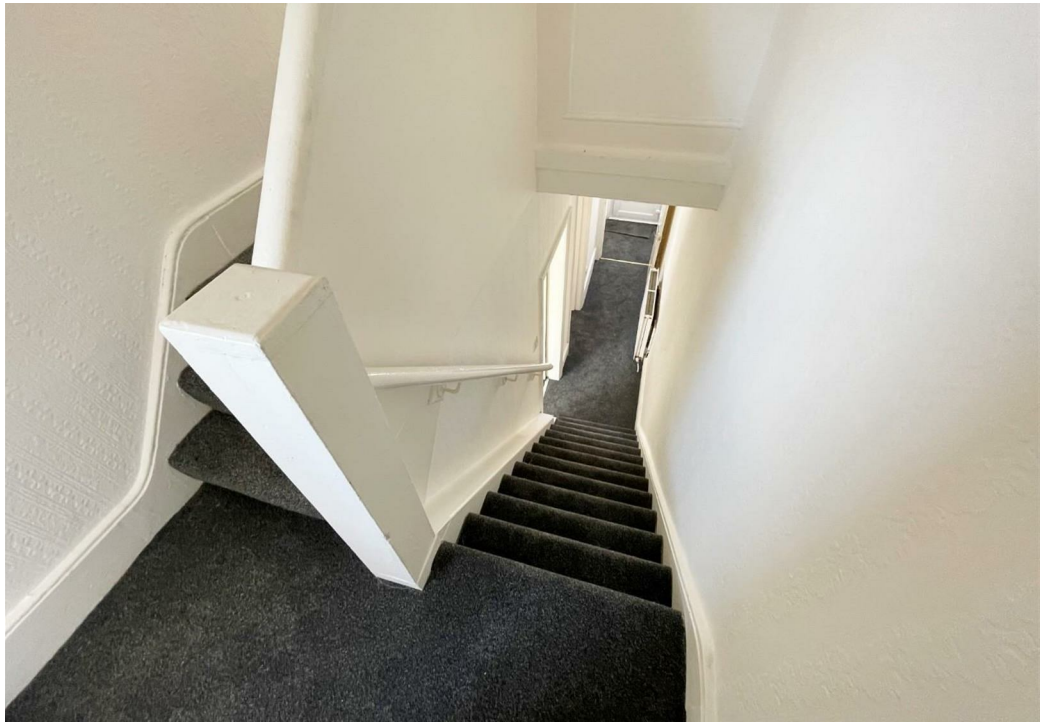
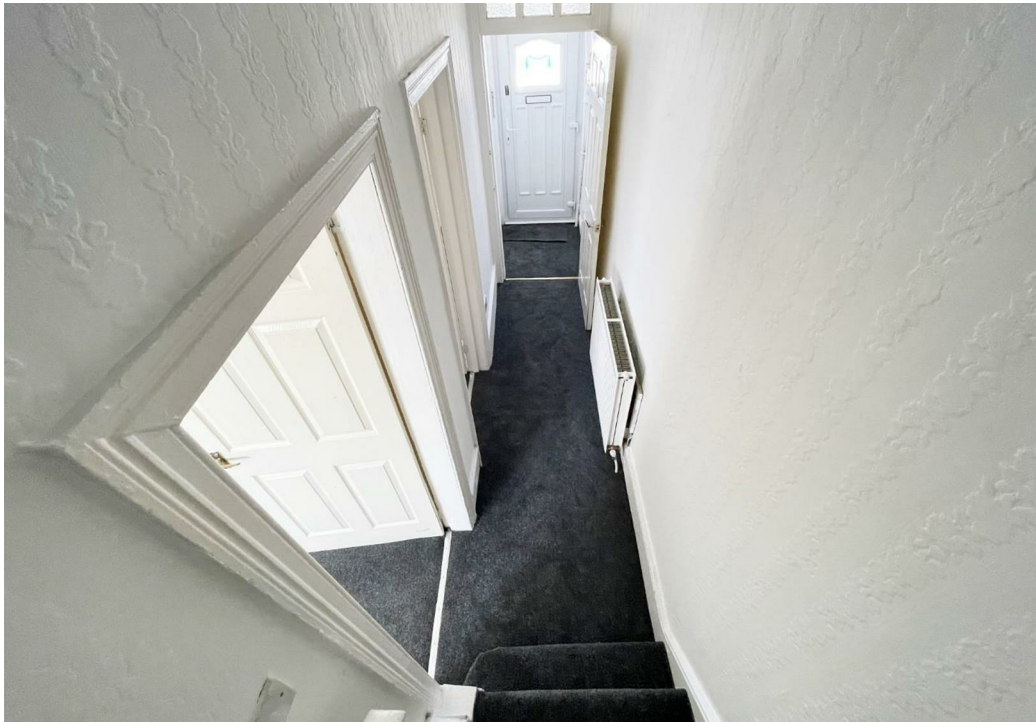
Brougham Terrace, TS24 8EX
3 Bed - House - Mid Terrace
£65,000

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

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SALES • LETTINGS • AUCTIONS *Tees Valley*

***** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A spacious mid terraced property benefitting from **THREE BEDROOMS, TWO RECEPTION ROOMS, FIRST FLOOR BATHROOM & USEFUL LOFT ROOM**. The home would make an ideal purchase for a first time buyer or investment opportunity. The home features gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule through to the entrance hall, with access to both reception rooms, the rear reception room giving access to the kitchen measuring over 15ft. To the first floor, from the half landing is access to the bathroom which features a three piece suite, the main landing gives access to three bedrooms, with additional access to a useful loft room. Externally is a palisade to the front and a good size enclosed yard at the rear. Street parking to the front. Local schools and amenities are within walking distance of the property.





GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, fitted carpet, coving to ceiling, door to entrance hall.

ENTRANCE HALL

Stairs to the first floor, fitted carpet, coving to ceiling, double radiator, access to both reception rooms.

LOUNGE

13'08 into bay x 13'04 (4.17m into bay x 4.06m)

uPVC double glazed bay window to the front aspect, feature fire surround, fitted carpet, coving to ceiling, single radiator.

REAR RECEPTION ROOM

12' x 13'04 (3.66m x 4.06m)

Ideally situated off the kitchen with useful under stairs storage cupboard, uPVC double glazed window to the rear aspect, feature fire surround, fitted carpet, convector radiator.

KITCHEN

15'08 x 6'10 (4.78m x 2.08m)

Fitted with a modern range of 'oak' style units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with chrome dual taps, space for a free standing cooker, tiling to splashback, space for fridge/freezer, recess for washing machine, two uPVC double glazed windows to the side aspect, uPVC double glazed door to the rear yard, 'tile' effect vinyl flooring, single radiator.

FIRST FLOOR

HALF LANDING

Fitted carpet, access to bathroom.

BATHROOM/WC

8'03 x 6'09 (2.51m x 2.06m)

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiling to walls, 'tile'

effect vinyl flooring, uPVC double glazed window to the side aspect, single radiator.

LANDING

Access to three bedrooms, fitted carpet, access to loft room.

BEDROOM ONE

12' x 10'07 (3.66m x 3.23m)

Built-in wardrobes to each alcove, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM TWO

11'10 x 10'03 (3.61m x 3.12m)

uPVC double glazed window to the front aspect, laminate flooring, single radiator.

BEDROOM THREE

8'06 x 6'04 (2.59m x 1.93m)

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

ATTIC ROOM

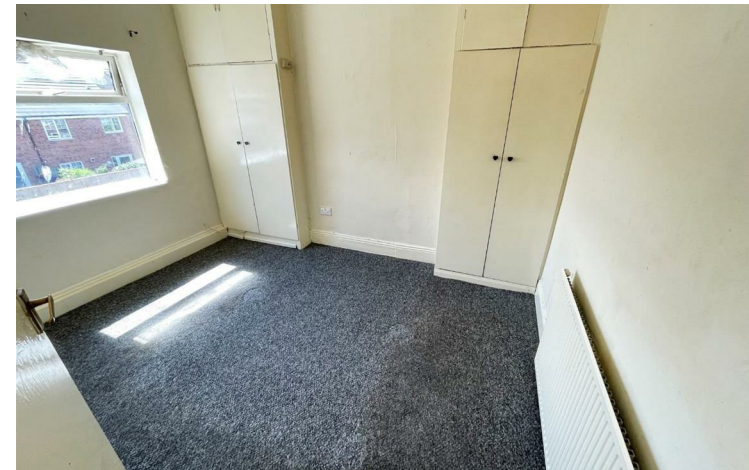
Ideal for use as a hobby room with double glazed Velux window to the rear aspect, electric light, power points, fitted carpet.

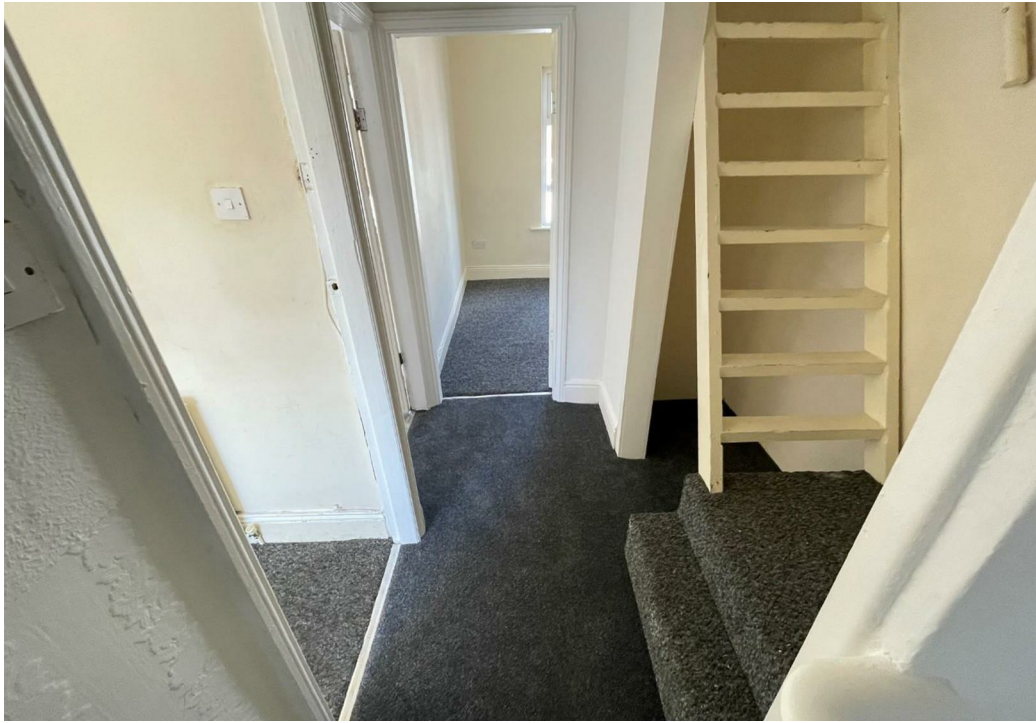
EXTERNAL

The property features a palisade to the front aspect, with an enclosed yard at the rear being predominantly paved with gated access.

NB

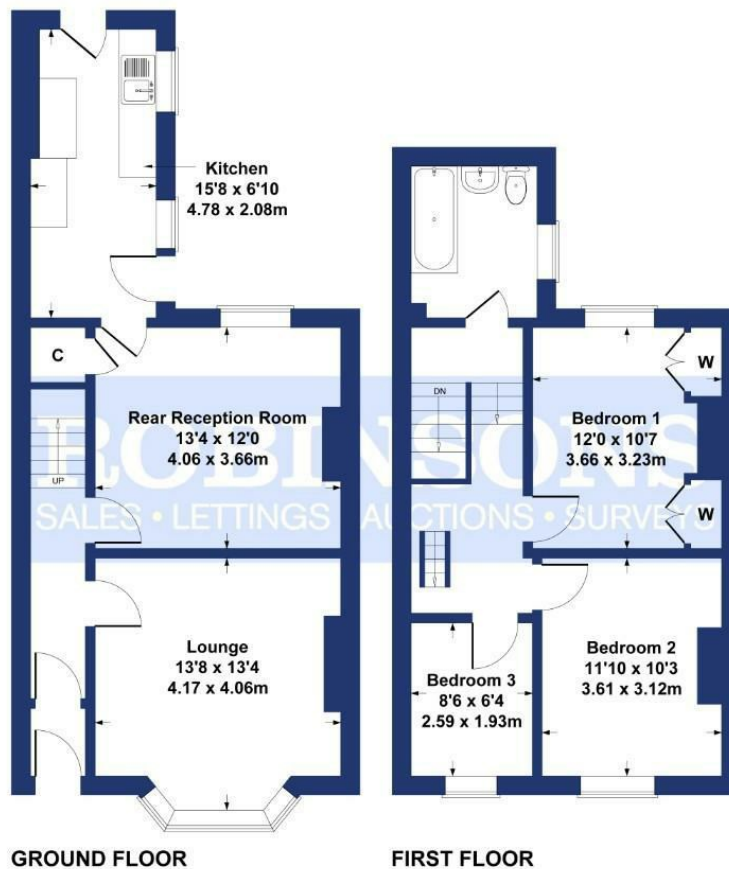
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Brougham Terrace

Approximate Gross Internal Area
1001 sq ft - 93 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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