



**Leamington Parade, TS25 5AF**  
**3 Bed - House - Mid Terrace**  
**£60,000**

**Council Tax Band: A**  
**EPC Rating: C**  
**Tenure: Freehold**





# Leamington Parade, TS25 5AF

Public Notice

Address: 50 Leamington Parade Hartlepool TS25 5AF  
We are acting in the sale of the above property and have received an offer of £60,000

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

**\*\* CHAIN FREE \*\* IDEAL INVESTMENT OR FIRST PURCHASE \*\*** A three bedroom mid terraced property located in this popular area of Hartlepool close to local amenities and schools. The property benefits from uPVC double glazing and gas central heating. The accommodation is deceptively spacious and briefly comprises: entrance hall, lounge, dining kitchen with a range of wall, base and drawer units. To the first floor there are three bedrooms and family bathroom/WC. Externally the property has a rear enclosed yard with gated access. EPC Rating: C

## GROUND FLOOR

### ENTRANCE HALLWAY

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

### LOUNGE

13'10 x 12'10 (4.22m x 3.91m)  
uPVC double glazed window to front, radiator.

### DINING KITCHEN

15'9 x 8'11 (4.80m x 2.72m)

### DINING AREA

uPVC double glazed French doors opening onto the rear garden, understairs storage cupboard, radiator.

### KITCHEN AREA

Wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, freestanding cooker, plumbing for washing machine, space for fridge/freezer.

## FIRST FLOOR

### LANDING

### BEDROOM 1

11'11 x 10'5 (3.63m x 3.18m)  
uPVC double glazed window to front, built-in wardrobes, radiator.

### BEDROOM 2

uPVC double glazed window to rear, radiator.

### BEDROOM 3

uPVC double glazed window to front, radiator.

### FAMILY BATHROOM/WC

White and chrome suite with a panelled bath, pedestal wash hand basin and low level WC; uPVC double glazed window to rear.

### EXTERNALLY

Enclosed rear yard.

### NB 1

Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

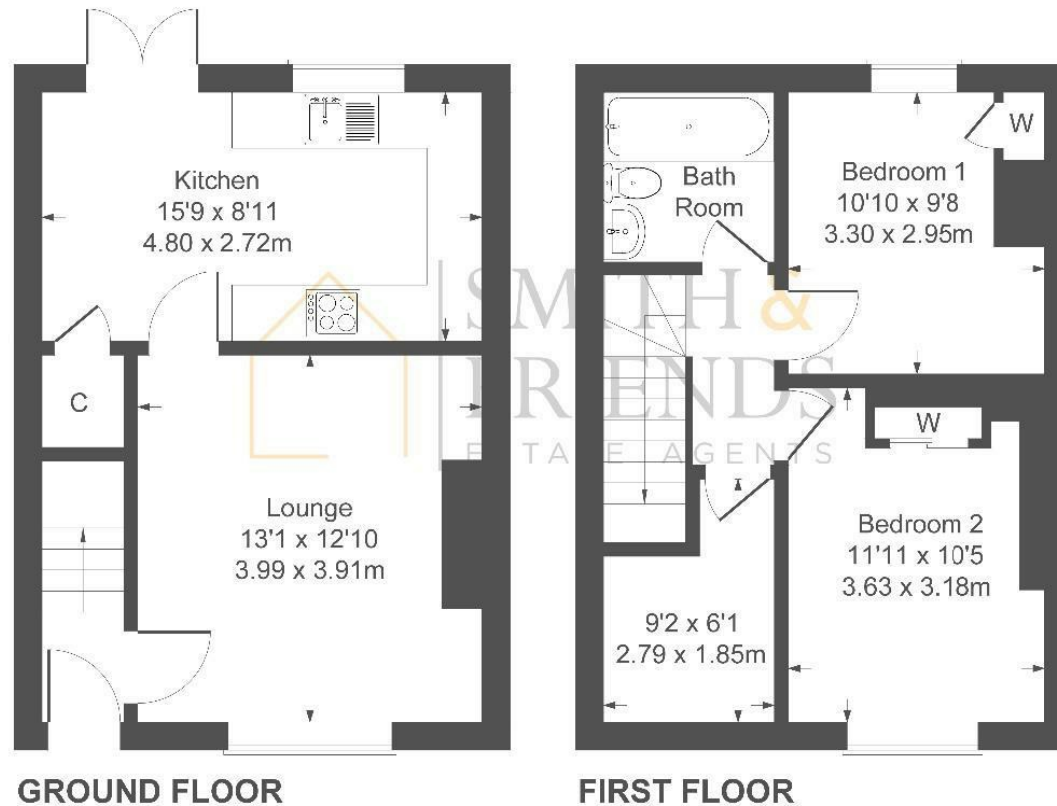
### NB 2

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.



# Leamington Parade

Approximate Gross Internal Area  
709 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 88                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 73      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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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