



A deceptively spacious and rarely available two bedroom semi detached property. Well presented throughout, the home is warmed by gas central heating and features uPVC double glazing. Briefly comprising: spacious entrance hall, lounge with curved bay window, the dining area provides access to the fitted kitchen with ample space for appliances. To the first floor there are two double bedrooms, the master bedroom benefitting from fitted wardrobes, and a modern white and chrome family bathroom. Externally is a low maintenance garden to the front, with an enclosed yard to the rear. An ideal purchase for a first time buyer or investment opportunity.

Bright Street, Hartlepool, TS26 8LA

2 Bed - House - Semi-Detached

£92,500

EPC Rating: E

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Bright Street, Hartlepool, TS26 8LA



GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled door with glass side panels, radiator, staircase to first floor, under stairs storage cupboard.

LOUNGE

15'2 x 12'1 (4.62m x 3.68m)

uPVC double glazed bay window to front aspect, radiator, archway through to the dining area.

DINING ROOM

10'11 x 12'1 (3.33m x 3.68m)

uPVC double glazed window, uPVC double glazed glass panelled door to rear, radiator.

KITCHEN

18'6 x 7'1 (5.64m x 2.16m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, gas cooker point, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear.

FIRST FLOOR

LANDING

uPVC double glazed window to side, built-in storage cupboard.

BEDROOM 1

13'5 x 11'9 (4.09m x 3.58m)

uPVC double glazed window to front, built-in wardrobes, radiator.

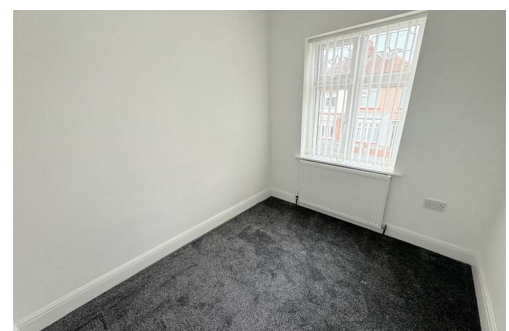
BEDROOM 2

7'5 x 8'8 (2.26m x 2.64m)

uPVC double glazed window, radiator.

FAMILY BATHROOM/WC

Modern white and chrome suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC; uPVC double glazed window to rear, radiator.



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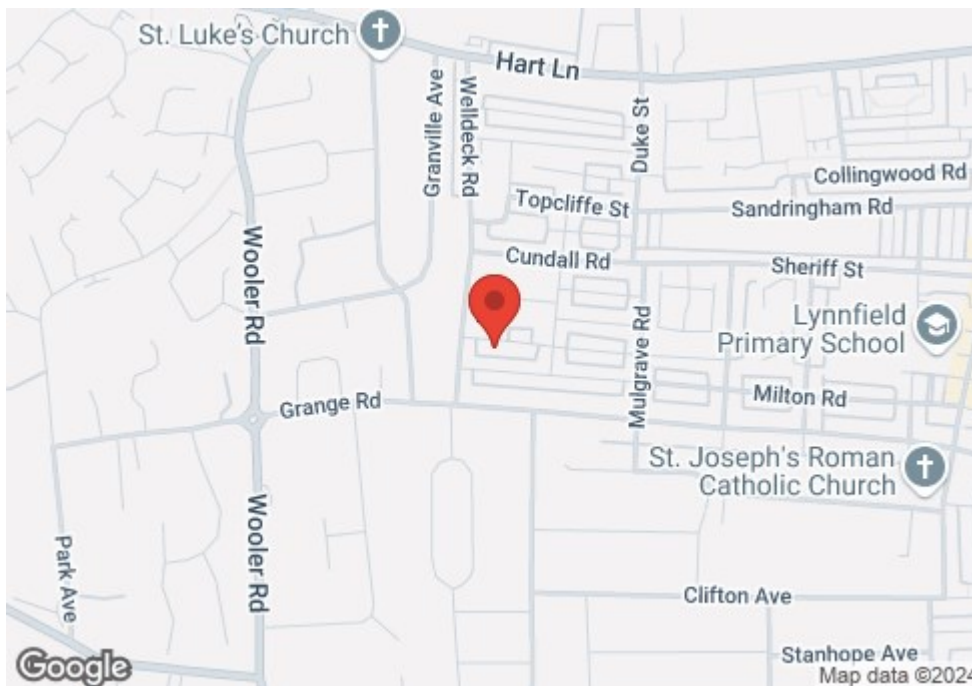


EXTERNALLY

Externally is a low maintenance garden to the front, with an enclosed yard to the rear.

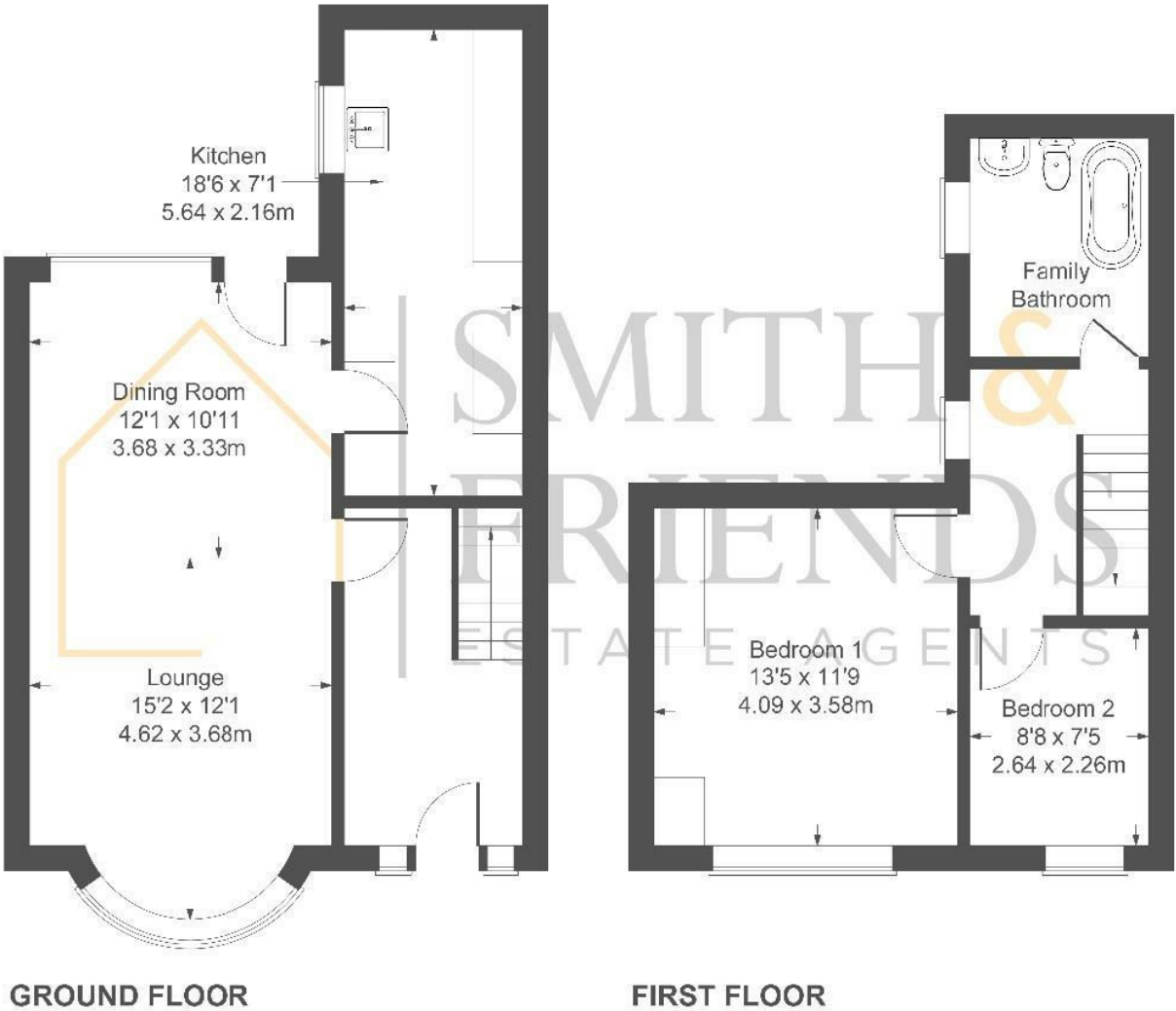
NB

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.



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Bright Street
Approximate Gross Internal Area
893 sq ft - 83 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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