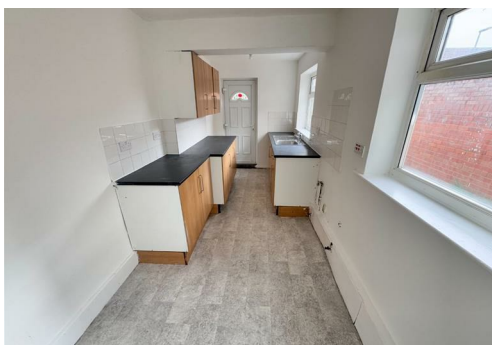




*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A spacious mid terraced property benefitting from THREE BEDROOMS, TWO RECEPTION ROOMS, FIRST FLOOR BATHROOM & USEFUL LOFT ROOM. The home would make an ideal purchase for a first time buyer or investment opportunity with features including gas central heating, uPVC double glazing and NEW FLOORING THROUGOUT. The accommodation has been decorated throughout and briefly 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.

Brougham Terrace, Hartlepool, TS24 8EX

3 Bedroom - House - Mid Terrace

£69,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE VESTIBULE

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

ENTRANCE HALL

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

LOUNGE

13'8 x 13'4 (4.17m x 4.06m)

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

REAR RECEPTION ROOM

13'4 x 12' (4.06m x 3.66m)

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

KITCHEN

15'8 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

Newly fitted carpet, access to bathroom.

BATHROOM/WC

8'3 x 6'9 (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.

MAIN LANDING

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

BEDROOM ONE

12' x 10'7 (3.66m x 3.23m)

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

BEDROOM TWO

11'10 x 10'3 (3.61m x 3.12m)

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

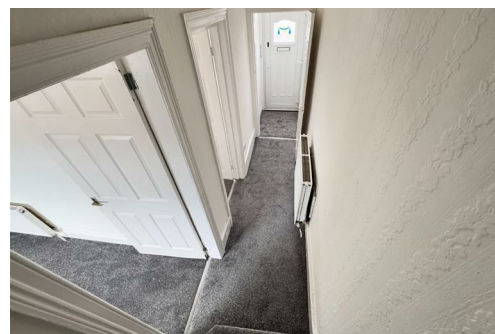
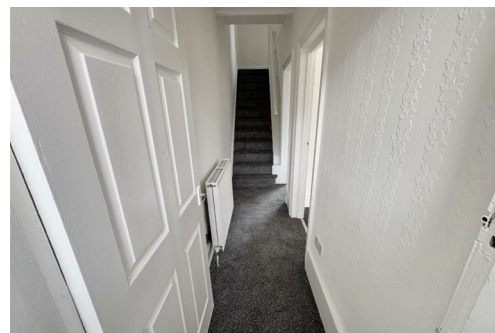
BEDROOM THREE

8'6 x 6'4 (2.59m x 1.93m)

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

ATTIC ROOM

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



Brougham Terrace, Hartlepool, TS24 8EX

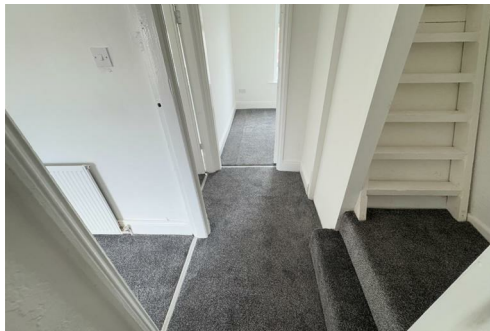


EXTERNAL

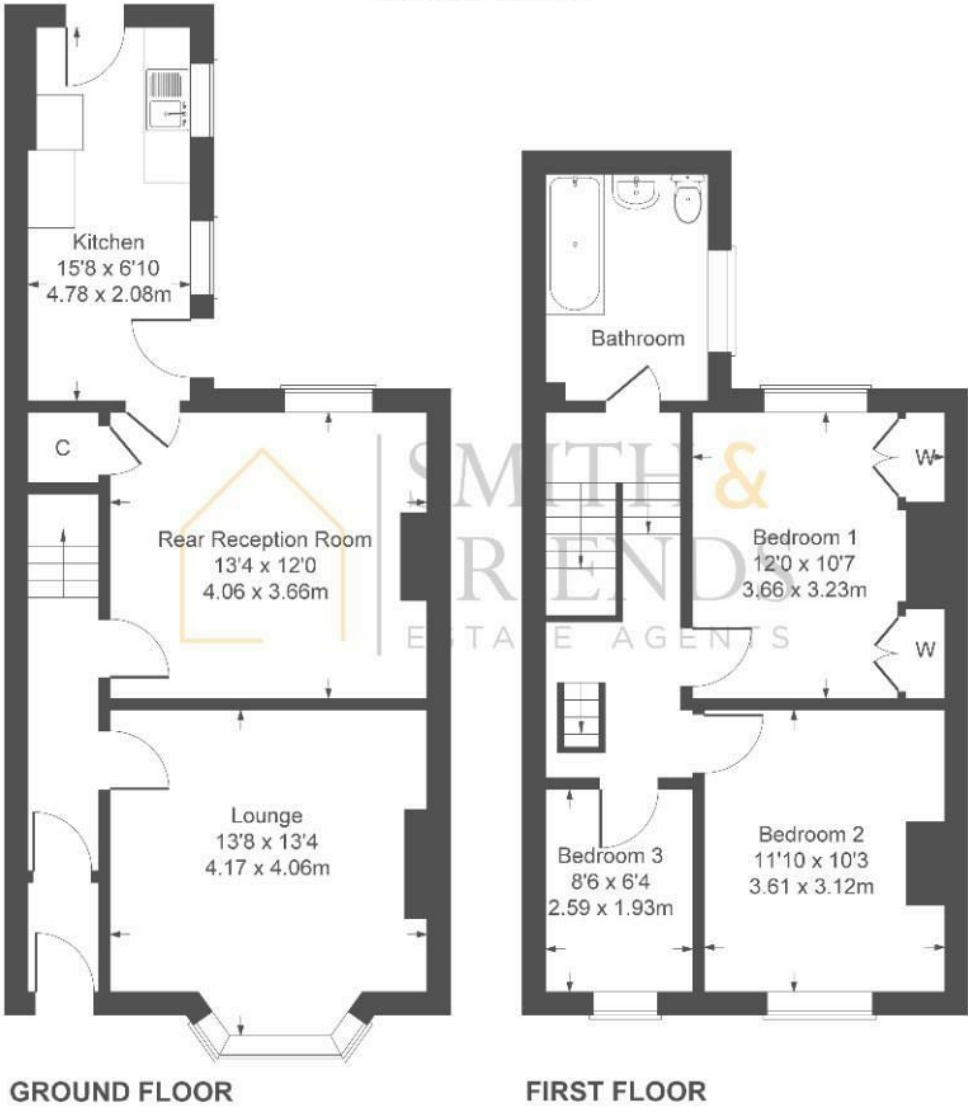
The property features a palisade to the front aspect, with an enclosed yard at the rear being predominantly paved with gated access.

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



Not to Scale. Produced by The Plan Portal 2025
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. We 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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