

#### PUBLIC NOTICE

Smith & Friends are now in receipt of an offer for the sum of £58,750 for 28 Sandringham Road Hartlepool TS26 8PR. Anyone wishing to place an offer on this property should contact Smith & Friends, 106 York Road Hartlepool TS26 9DE 01429 891100 before exchange of contracts.

\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A deceptively spacious TWO BEDROOM mid terraced property which benefits from TWO RECEPTION ROOMS, first floor bathroom and useful attic room. The home features uPVC double glazing and gas central heating, whilst the layout comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to two connecting reception rooms. The kitchen includes a built-in oven, hob and extractor with further space for free standing appliances. To the first floor, from the half landing is access to the bathroom which is fitted with a three piece white suite and chrome fittings. The main landing gives access to two good size bedrooms, whilst the attic room offers ample storage/potential hobby room. Externally is a palisade to the front and an enclosed yard to the rear. Sandringham Road is situated within a short walk of Hartlepool town centre. EPC RATING: E

**Sandringham Road, Hartlepool, TS26 8PR**

**2 Bed - House - Mid Terrace**

**£59,999**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS

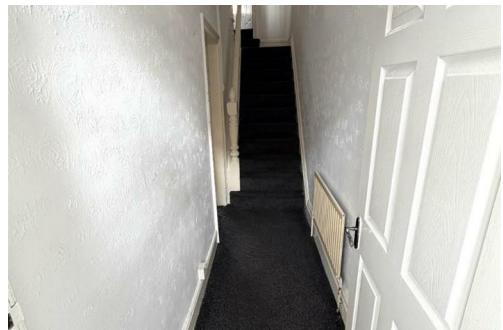
## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via upvc double glazed entrance door with fanlight above, high coved ceiling, internal door through to the entrance hall.

### ENTRANCE HALL

Spindled staircase to the first floor with newel post, single radiator.



### LOUNGE

#### 13'7 into bay x 12'2 into alcove (4.14m into bay x 3.71m into alcove)

Large upvc double glazed bay window to the front aspect, feature fire surround with 'granite' style back and base, inset cast iron fire, coving to ceiling, central ceiling rose, single radiator, archway through to the rear reception room.

### REAR RECEPTION ROOM

#### 12'2 into alcove x 11'3 (3.71m into alcove x 3.43m)

Linking to the kitchen with upvc double glazed window to the rear aspect, fire surround with open fire, under stairs storage cupboard, central ceiling rose, convector radiator.



### KITCHEN

#### 18'5 x 6'11 (5.61m x 2.11m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, built-in electric oven with four ring hob above and extractor hood over, tiling to splashback, space for free standing appliances, two upvc double glazed windows, door to the rear yard, double radiator.

## FIRST FLOOR

### HALF LANDING

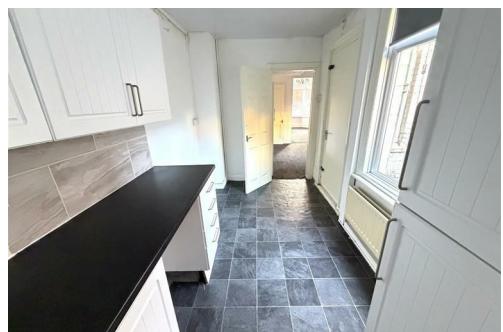
Stairs to the main landing, access to the bathroom.



### BATHROOM/WC

#### 8'4 x 7' (2.54m x 2.13m)

Fitted with a three piece white suite comprising: tiled panelled bath with chrome mixer tap, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, upvc double glazed window to the rear aspect, extractor fan, 'column' style radiator with chrome towel rail.



### MAIN LANDING

Closed off access to the attic, access to two bedrooms.

### BEDROOM ONE

#### 16'1 into alcove x 11'1 (4.90m into alcove x 3.38m)

A good size master bedroom with two upvc double glazed windows to the front aspect, built-in storage cupboard to alcove, single radiator.



### BEDROOM TWO

#### 11'4 x 9'10 into alcove (3.45m x 3.00m into alcove)

upvc double glazed window overlooking the rear garden, built-in storage cupboard to alcove, single radiator.

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## ATTIC ROOM

14'11 x 11'7 (4.55m x 3.53m)

Double glazed 'Velux' style window to the front aspect, eaves storage, double radiator, lighting and sockets.

## EXTERNALLY

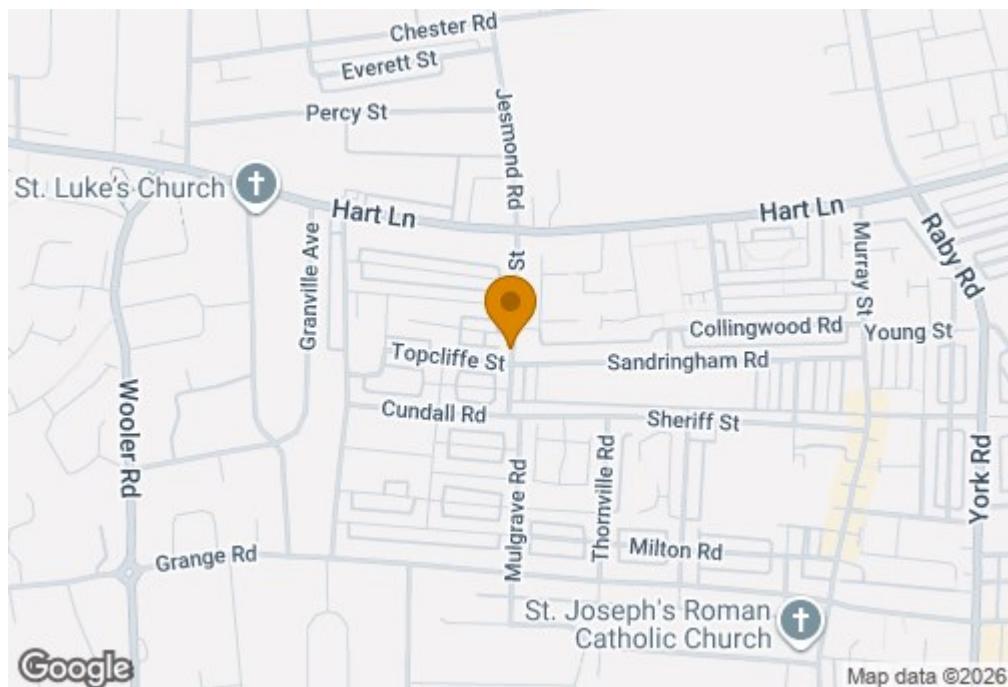
Palisade front, enclosed rear yard with gated access and brick outhouse.

## 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.



# Sandringham Road, Hartlepool, TS26 8PR



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		79
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

**106 York Road, Hartlepool, TS26 9DE**

**01429 891100**

**hartlepool@smith-and-friends.co.uk**

**www.smith-and-friends.co.uk**

