



*** RECENTLY REFURBISHED *** This deceptively spacious character property comes with **VIEWING ESSENTIAL** to fully appreciate. A rarity to the market, a three bedroom end terraced house situated within a preservation area in the sought after Greatham Village. Benefiting from two spacious reception rooms, large rear garden with summerhouse/office, three generous sized bedrooms (master with en-suite) and detached garage. Briefly comprising: entrance vestibule, hall, lounge, dining room and a side extension with a ground floor family bathroom. To the first floor are three bedrooms (master with en-suite). Externally are gardens to the front and rear, with the spacious rear garden benefitting from a brick built outhouse, summerhouse/office and a detached garage is located at the rear of the property. Good local schools and amenities are within walking distance of Vicarage Row, with Greatham Village being ideally situated for quick commuting to Hartlepool, Billingham and surrounding areas.

Vicarage Row, Hartlepool, TS25 2HP

3 Bed - House - End Terrace

£245,000

EPC Rating: E

Council Tax Band: C

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

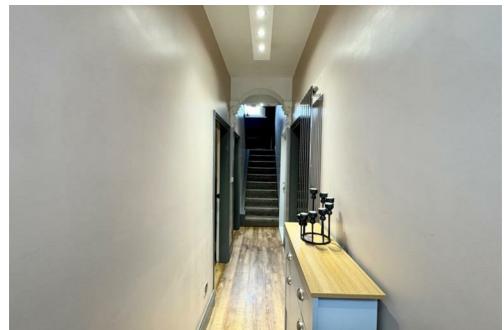
GROUND FLOOR

ENTRANCE

HALLWAY

LOUNGE

13'11 x 12'11 (4.24m x 3.94m)



DINING ROOM

12'9 x 11'4 (3.89m x 3.45m)

FAMILY BATHROOM

DINING KITCHEN

13'11 x 12'8 (4.24m x 3.86m)



FIRST FLOOR

LANDING

MASTER BEDROOM

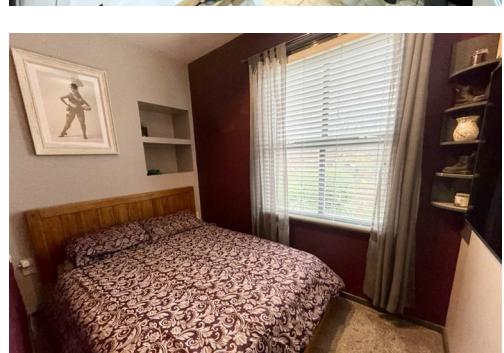
16'9" x 12'11" (inc en-suite) (5.11m x 3.96m (inc en-suite))



EN-SUITE

BEDROOM 2

13' x 12'6 (3.96m x 3.81m)

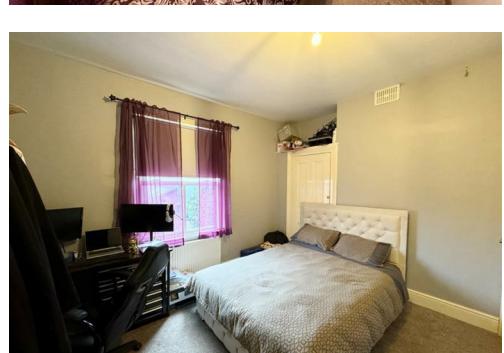


BEDROOM 3

12'10 x 11' (3.91m x 3.35m)

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.

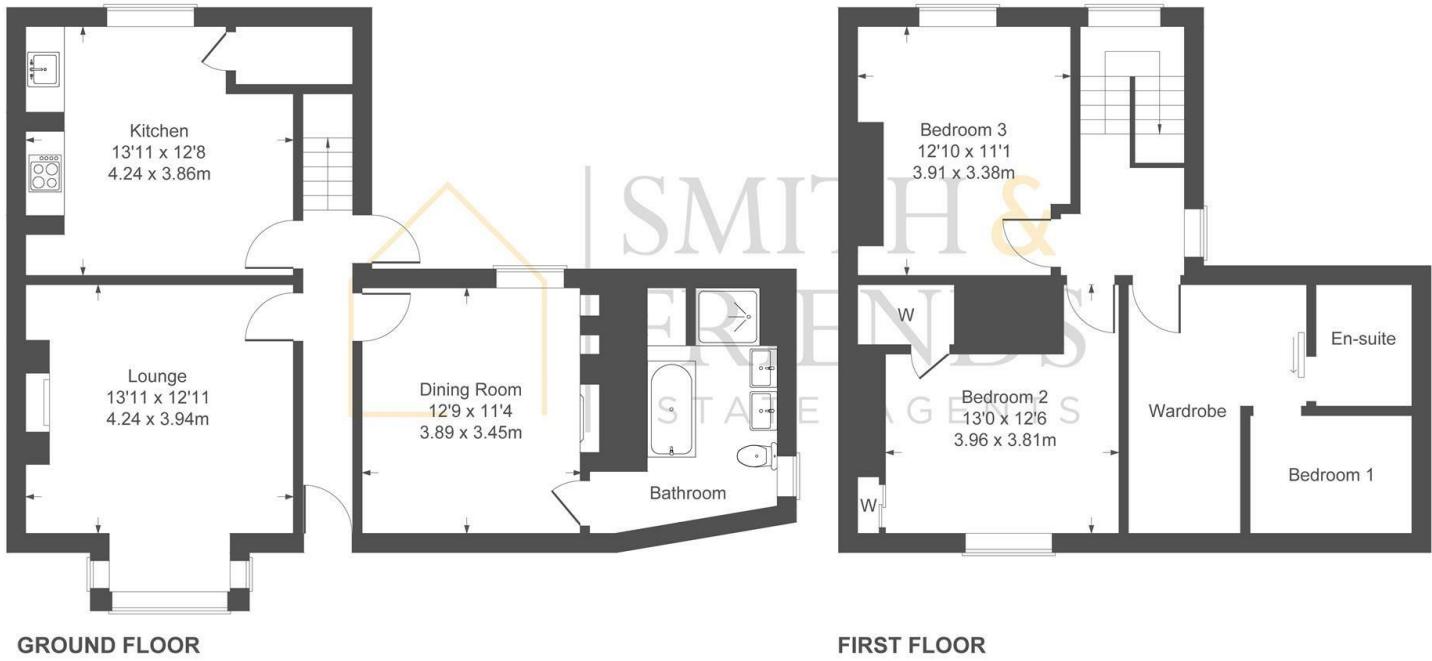


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Approximate Gross Internal Area
1343 sq ft - 125 sq m



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 | | 75 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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