



Cornwall Street, TS25 5RG
3 Bed - House - Mid Terrace
£65,000

Council Tax Band: A
EPC Rating: E
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Cornwall Street, TS25 5RG

*** NO CHAIN INVOLVED *** A deceptively spacious THREE BEDROOM mid terraced property on Cornwall Street. The home would make an ideal purchase for a buy to let investor with a likely rental income of £500PCM. The accommodation features uPVC double glazing, gas central heating, upgraded roof and wiring and comes with an internal viewing recommended to appreciate the space on offer. The full layout comprises: entrance hall with stairs to the first floor and access to the bay fronted lounge, the kitchen/diner is fitted with range of units to base and wall level with space for free standing appliances, the rear lobby/utility room gives access to the ground floor bathroom incorporating a three piece white suite and chrome fittings. To the first floor are three bedrooms. Externally is a palisade to the front and an enclosed yard to the rear with gated access. Cornwall Street is well situated within walking distance of amenities on Oxford Road, whilst being conveniently situated within a short stroll of Hartlepool town centre.

GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, with uPVC double glazed fanlight above, modern laminate flooring, stairs to the first floor with fitted carpet, coving to ceiling, convector radiator, access to:

BAY FRONTED LOUNGE

13'7 into bay x 13' into alcove (4.14m into bay x 3.96m into alcove) uPVC double glazed bay window to the front aspect, feature fire surround with electric fire, fitted carpet, picture rail, coving to ceiling, convector radiator.

REAR KITCHEN/DINING ROOM

13' into alcove x 11'3 (3.96m into alcove x 3.43m) Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for free standing cooker with extractor hood over, tiling to splashback, space for free standing fridge/freezer, uPVC double glazed window to the rear aspect, convector radiator.

REAR LOBBY/UTILITY ROOM

9'6 x 5'7 (2.90m x 1.70m) Useful under stairs storage cupboard, additional storage cupboard with gas central heating boiler, plumbing for washing machine, door to the rear yard, access to:

GROUND FLOOR BATHROOM/WC

6'4 x 5'7 (1.93m x 1.70m) Fitted with a modern three piece suite comprising: panelled bath with chrome mixer tap and electric shower over, pedestal wash hand basin with chrome mixer tap, close coupled WC, panelling to walls and ceiling, extractor fan, uPVC double glazed window to the side aspect, chrome heated towel radiator.

FIRST FLOOR

HALF LANDING

uPVC double glazed window to the rear aspect, fitted carpet, stairs to main landing.

MAIN LANDING

Built-in storage cupboard with hatch to loft space, fitted carpet, access to three bedrooms.

BEDROOM ONE

11' x 10'4 (3.35m x 3.15m) uPVC double glazed bay window to the front aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM TWO

11' x 10'4 (3.35m x 3.15m) uPVC double glazed window to the rear aspect, built-in storage cupboard to alcove, fitted carpet, convector radiator.

BEDROOM THREE

8' x 5'7 (2.44m x 1.70m) uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

EXTERNALLY

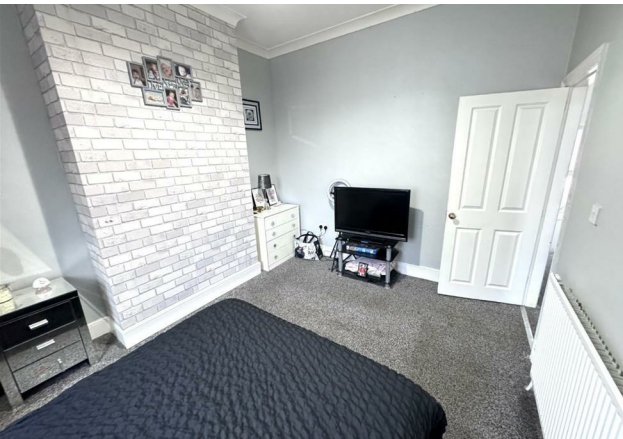
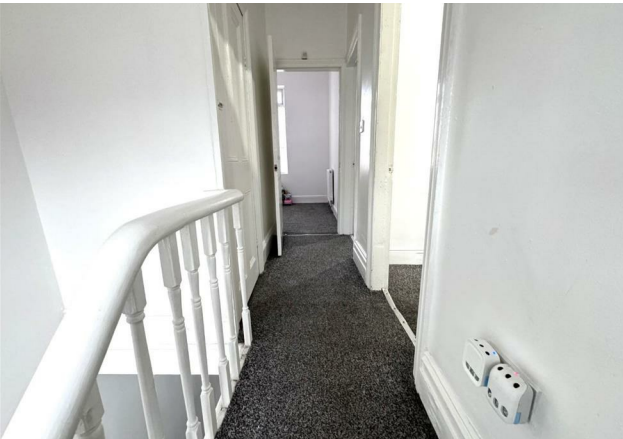
The property features a low maintenance palisade to the front, with an enclosed yard to the rear featuring gated access.

NB 1

The vendor of this property is a relative of an employee of Smith & Friends Estate Agents.

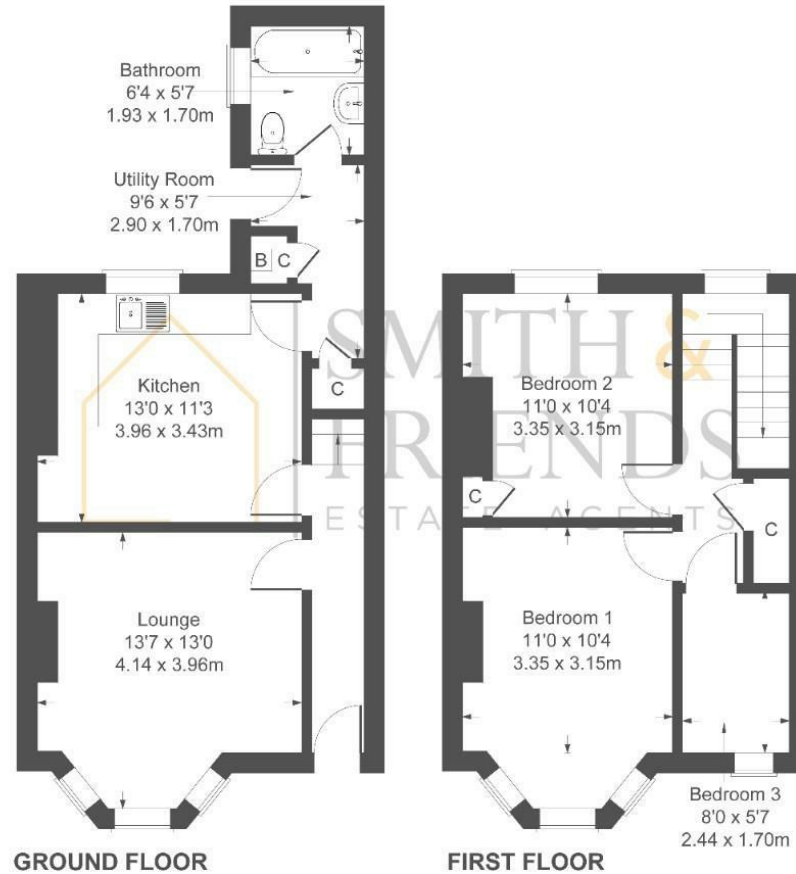
NB

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.



Cornwall Street

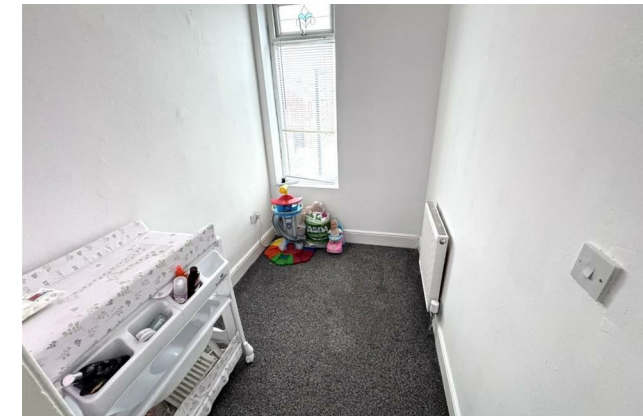
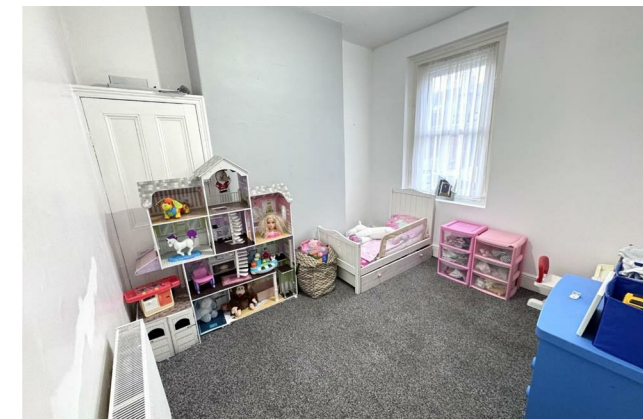
Approximate Gross Internal Area
831 sq ft - 77 sq m



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		84
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk