



Everett Street, TS26 0JA
3 Bed - House - Mid Terrace
£60,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Everett Street, TS26 0JA

*** ATTENTION INVESTORS *** TO BE SOLD WITH NO CHAIN INVOLVED ** A three bedroom mid terraced home which is situated on Everett Street in Hartlepool. Features include a recently replaced roof, gas central heating and uPVC double glazing throughout. The layout briefly comprises: entrance hallway, lounge, good size kitchen, rear lobby and modern bathroom/WC. The first floor comprises of three good size bedrooms. Externally to the rear is a 'courtyard' style yard with gated access.

GROUND FLOOR

ENTRANCE HALL

3' x 3'4 (0.91m x 1.02m)

uPVC double glazed glass panelled door, staircase to first floor landing.

LOUNGE

12'9 x 12'10 (3.89m x 3.91m)

uPVC double glazed window to front aspect, radiator.

KITCHEN

15'6 x 7'7 (4.72m x 2.31m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and oven, plumbing for washing machine and space for fridge freezer, uPVC double glazed French doors opening onto the rear yard.

REAR LOBBY

5'6 x 2'9 (1.68m x 0.84m)

Access to family bathroom.

FAMILY BATHROOM/WC

5'6 x 6'9 (1.68m x 2.06m)

White and chrome suite with panelled bath, wash hand basin with vanity storage and low level WC; uPVC double glazed window to rear, radiator.

FIRST FLOOR

BEDROOM 1 (front)

12'10 x 10'3 (3.91m x 3.12m)

uPVC double glazed window, built-in storage, radiator.

BEDROOM 2 (rear)

8'10 x 10'4 (2.69m x 3.15m)

uPVC double glazed window, radiator.

BEDROOM 3 (rear)

6'4 x 6'10 (1.93m x 2.08m)

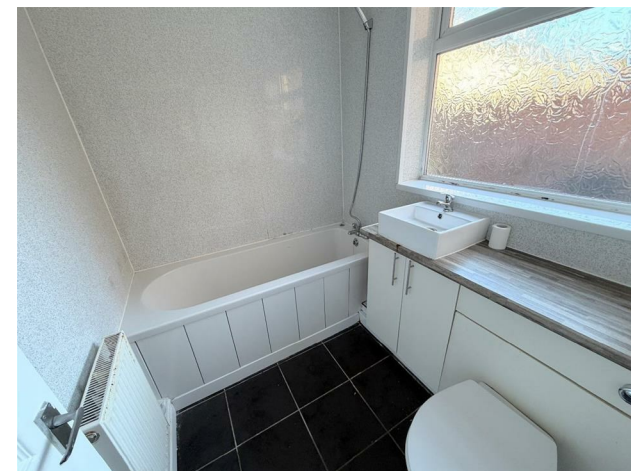
uPVC double glazed window, radiator.

EXTERNALLY

Enclosed rear yard.

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.





Ground Floor



Floor 1

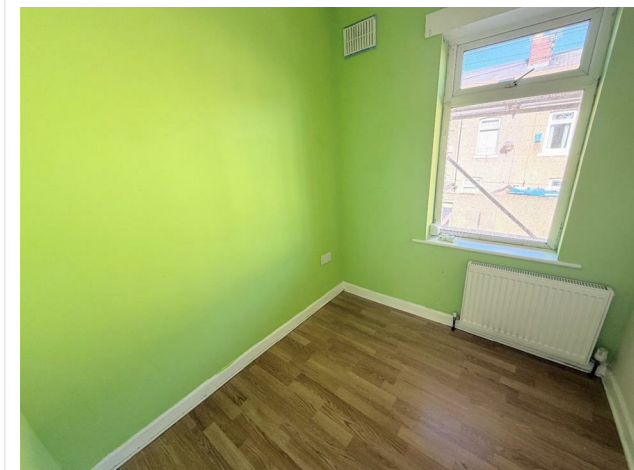


Approximate total area⁽¹⁾
660 ft²
61.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	73	
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

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