



\*\*\* CAN BE SOLD WITH OR WITHOUT TEANANT\*\*\* A well positioned THREE BEDROOM mid terraced property offering spacious accommodation that features TWO RECEPTION ROOMS and a generous rear garden. Features uPVC double glazing and gas central heating. The full layout comprises: entrance hall with stairs to the first floor and access to a spacious dual aspect lounge, separate dining room and kitchen. To the first floor are three good size bedrooms and the family bathroom which is fitted with a three piece white suite. Externally are gardens to the front and rear, with the generous rear garden featuring lawn and patio areas. The home is situated within a short stroll of amenities and Kingsley Primary School.

Oxford Road, Hartlepool, TS25 5QF

3 Bed - House - Mid Terrace

£89,950

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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# Oxford Road, Hartlepool, TS25 5QF



## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC entrance door, two uPVC double glazed windows, laminate flooring, staircase to the first floor, double radiator, access to both reception rooms.

### LOUNGE

**18' x 11' (5.49m x 3.35m)**

A good size lounge with uPVC double glazed window to the front aspect, uPVC double glazed French door with matching side screens to the rear garden, laminate flooring, fire surround, coving to ceiling, double radiator.

### DINING ROOM

**10'11 x 10'6 (3.33m x 3.20m)**

Ideally situated off the kitchen, with uPVC double glazed window to the front aspect, laminate flooring, double radiator.

### KITCHEN

**14'6 x 7' (4.42m x 2.13m)**

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces incorporating an inset sink with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, recess with plumbing for washing machine, space for free standing fridge/freezer, Baxi Duo Tec gas central heating boiler, large uPVC double glazed window to the rear aspect, under stairs storage cupboard, additional access to the lounge.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the rear aspect, single radiator.

### BEDROOM ONE

**13'3 x 11'10 (4.04m x 3.61m)**

Two uPVC double glazed windows to the front aspect, built-in storage cupboard to alcove, single radiator.

### BEDROOM TWO

**10'10 x 10'7 (3.30m x 3.23m)**

uPVC double glazed window to the front aspect, double radiator.

### BEDROOM THREE

**7'9 x 7' (2.36m x 2.13m)**

uPVC double glazed window to the rear aspect, radiator.

### FAMILY BATHROOM/WC

**7'11 x 5'8 (2.41m x 1.73m)**

Fitted with a three piece white suite comprising: panelled bath with dual taps and electric shower over, pedestal wash hand basin with mixer tap, low level WC, tiling to splashback, being full height to bath area, uPVC double glazed window to the rear aspect, double radiator.

## EXTERNALLY

The property offers a part lawned front garden enclosed by a fenced boundary with paved walkway. The enclosed rear garden is a generous size, with patio area, lawn and fenced boundaries.

## 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.

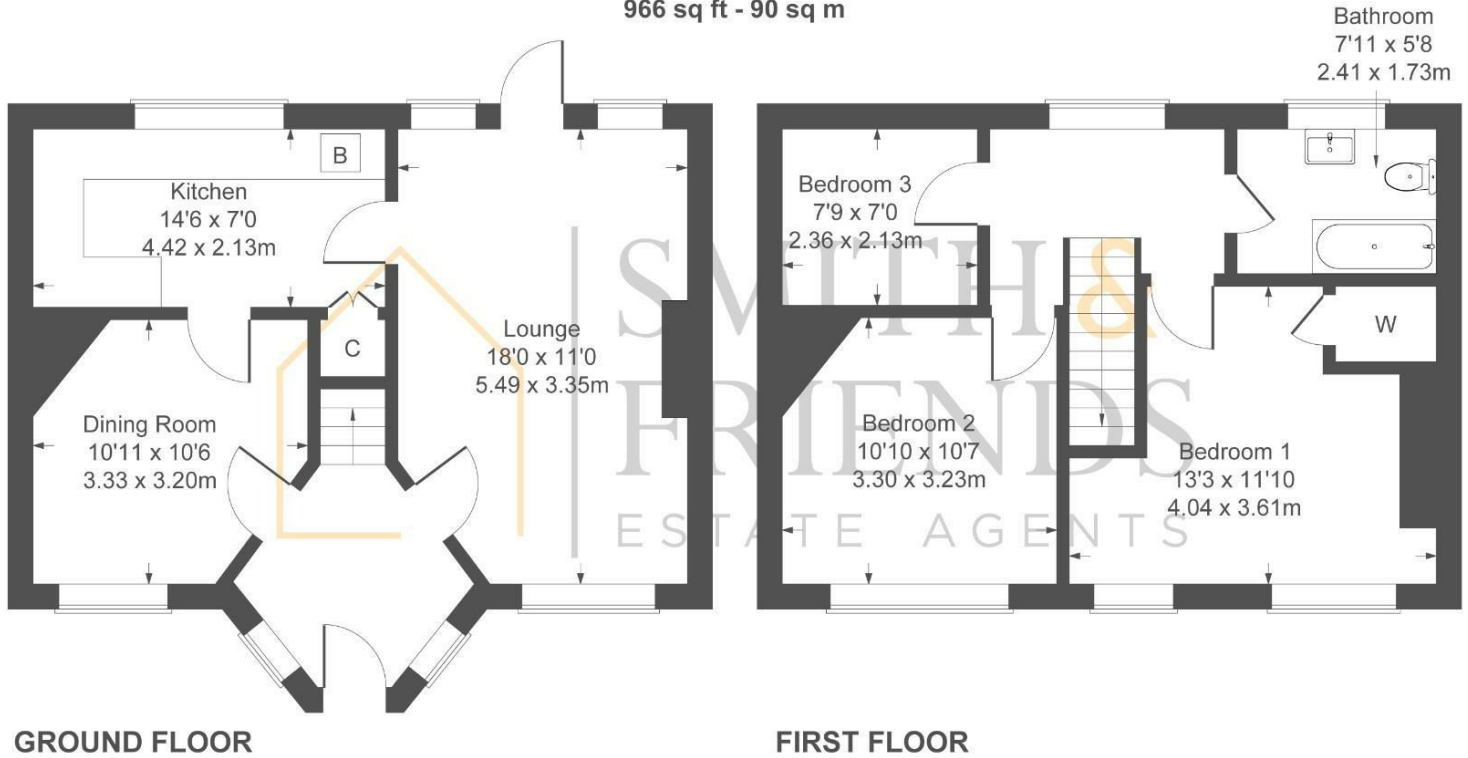


Oxford Road, Hartlepool, TS25 5QF



# 198 Oxford Road

Approximate Gross Internal Area  
966 sq ft - 90 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. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

