



Stratford Road, TS25 5AR
3 Bed - House - Mid Terrace
£120,000

Council Tax Band: B
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Stratford Road, TS25 5AR

A spacious THREE bedroom terraced property offering accommodation ideal for a variety of buyers, with the benefit of TWO RECEPTION ROOMS & GENEROUS SOUTH FACING REAR GARDEN. The property features a modern extended kitchen/diner and further benefits from gas central heating and uPVC double glazing. The internal layout briefly comprises: entrance hall with stairs to the first floor and access to both reception rooms, the lounge featuring a generous bay window to the front, whilst the rear reception room incorporates a feature fire surround, gas fire and French doors to the rear garden. The kitchen/diner features modern units to base and wall level and includes a built-in oven, hob and extractor. To the first floor are three bedrooms which are served by the family bathroom which is fitted with a three piece suite. Externally is a low maintenance front garden, with a generous southerly aspect rear garden featuring lawn and paved areas. Local schools and amenities are within walking distance of the property.

GROUND FLOOR

ENTRANCE HALL

5'10 x 14'4 (1.78m x 4.37m)
A spacious entrance hall accessed via uPVC double glazed entrance door with uPVC double glazed side screens and matching fanlight above, fitted with modern 'oak' style laminate flooring, stairs to the first floor with fitted carpet, useful under stairs storage cupboard, single radiator, access to both reception rooms.

LOUNGE

12'1 x 12'11 (3.68m x 3.94m)
A spacious family lounge with a large uPVC double glazed bay window to the front aspect allowing a good degree of natural light, 'oak' style laminate flooring, single radiator.

REAR RECEPTION ROOM

11'5 x 12'10 (3.48m x 3.91m)
Ideal for use as a second sitting room or possible dining room with uPVC double glazed French doors which open to the rear garden, feature fire surround with inset gas fire, modern 'oak' style laminate flooring, single radiator.

KITCHEN/DINER

6' x 22'9 (1.83m x 6.93m)

DINING AREA

Archway into kitchen, single radiator, storage cupboard with fitted shelving and uPVC double glazed window.

KITCHEN AREA

Fitted with a modern range of 'walnut' style units to base and wall level with complementing roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and illuminated three speed 'chimney' style extractor hood over, recess for washing machine, concealed gas central heating boiler, three drawer unit to base level, uPVC double glazed windows to the side and rear aspects, vinyl flooring, uPVC double glazed door to the rear garden.

FIRST FLOOR; LANDING

6'4 x 10'3 (1.93m x 3.12m)
Fitted carpet, hatch to loft space.

BEDROOM 1

10'4 x 13'6 (3.15m x 4.11m)
A good sized master bedroom with a large uPVC double glazed bay window to the front aspect, again, offering a good degree of natural light, feature fire surround, storage cupboard to alcove, fitted carpet, single radiator.

BEDROOM 2

10'3 x 13'2 (3.12m x 4.01m)
uPVC double glazed window overlooking the rear garden, feature fire surround, storage cupboard to alcove, fitted carpet, convector radiator.

BEDROOM 3

6'4 x 7'1 (1.93m x 2.16m)
uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BATHROOM/WC

6'4 x 5'11 (1.93m x 1.80m)
Fitted with a three piece white suite comprising: panelled bath with chrome dual taps and shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls, 'tile' effect vinyl flooring, uPVC double glazed window to the rear aspect, single radiator.

OUTSIDE

The property features a low maintenance, part lawned front garden, whilst the generous enclosed rear garden enjoys a southerly aspect meaning it should prove to be a suntrap in the summer months with lawn and paved patio areas, fenced boundaries, gated access.

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⁾
940 ft²
87.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
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.

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

