

Cornwall Street, TS25 5RN
3 Bed - House - Mid Terrace
£59,950

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

SMITH & FRIENDS
ESTATE AGENTS











Cornwall Street, TS25 5RN

*** NO CHAIN INVOLVED *** A conveniently located THREE BEDROOM mid terraced property with modern kitchen and shower room. The home would make an ideal purchase for a buy to let investor and features uPVC double glazing and gas central heating. The deceptively spacious ground floor comprises: entrance vestibule with stairs to the first floor and access to the bay fronted lounge which in turn leads to the dining room with an archway into the modern kitchen featuring high gloss units with built-in oven, hob and extractor. The shower room completes the ground floor, whilst to the first floor are three bedrooms, bedroom one benefiting from built-in wardrobes. Externally is a low maintenance palisade to the front and yard at the rear with brick outhouse. Cornwall Street is well situated within close proximity of local schools and amenities.

GROUND FLOOR

ENTRANCE VESTIBULE
Accessed via composite entrance door with uPVC double glazed fanlight above, stairs to the first floor, convector radiator.

FRONT LOUNGE
13'2 x 11'8 (4.01m x 3.56m)
uPVC double glazed curved bay window to the front aspect, laminate flooring, coving to ceiling, wall mounted television point, double radiator with cover, access to:

DINING ROOM
10'7 x 8'8 (3.23m x 2.64m)
Ideally situated off the kitchen, whilst also providing access to the ground floor shower room; fitted with laminate flooring, useful under stairs storage cupboard, coving to ceiling, double radiator.

KITCHEN
10'11 x 8'9 (3.33m x 2.67m)
Fitted with a modern range of white gloss units to base and wall level with contrasting roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel, white 'brick' style tiling to splashback, recess with plumbing for washing machine, space for free standing fridge/freezer, four drawer unit to base level, Worcester gas central heating boiler, uPVC double glazed windows to the side and rear aspects, uPVC double glazed door to the rear yard.

GROUND FLOOR SHOWER ROOM
5'1 x 8'4 (1.55m x 2.54m)
Fitted with a modern three piece suite and chrome fittings comprising: generous walk-in shower with chrome overhead shower and separate attachment, protective glass shower screen, pedestal wash hand basin with chrome dual taps, close coupled WC, 'tile' effect panelling to walls, chrome heated towel radiator, uPVC double glazed window to the rear aspect.

FIRST FLOOR

LANDING
Hatch to loft space, access to bedrooms.

BEDROOM ONE
10'5 x 10'9 (3.18m x 3.28m)
A good size bedroom with over stairs storage cupboard and built-in wardrobes, uPVC double glazed window to the front aspect, single radiator.

BEDROOM TWO
8'3 x 9'9 (2.51m x 2.97m)
uPVC double glazed window to the rear aspect, single radiator.

BEDROOM THREE
7'8 x 6'8 (2.34m x 2.03m)
uPVC double glazed window to the rear aspect, single radiator.

EXTERNALLY
The property features a low maintenance palisade to the front and an enclosed yard to the rear with gated access and storage.

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.









Approximate total area(1)

743 ft²

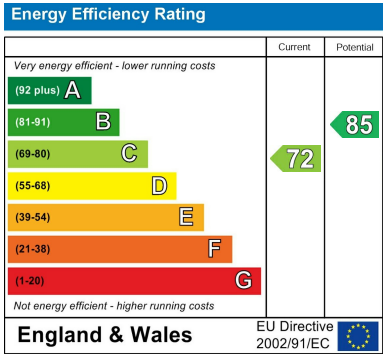
68.9 m²

(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





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

SMITH & FRIENDS ESTATE AGENTS