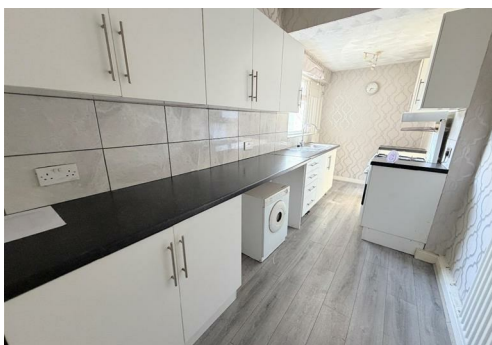




NOTICE OF OFFER

Property address: 14 Thirlmere Street Hartlepool TS26 9AR

We advise that an offer has been made for the above property in the sum of £47,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. 106 York Road Hartlepool TYS26 9DE - 01429 891100

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** We are pleased to offer for sale this three bedroom mid terraced property which would make an ideal purchase for a buy to let investor. Thirlmere Street is ideally situated off Elwick Road which is within walking distance of amenities and only a short distance from Hartlepool town centre. The home features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule through to a spacious lounge, the kitchen measures over 16ft in length with fitted units to base and wall level and space for further appliances. The bathroom which incorporates a three piece white suite completes the ground floor accommodation. To the first floor are three bedrooms, with a good sized master bedroom. Externally, to the rear is an enclosed yard with gated access. EPC RATING: D

Thirlmere Street, Hartlepool, TS26 9AR

3 Bed - House - Mid Terrace

£45,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Thirlmere Street, Hartlepool, TS26 9AR



GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE

15'3 x 14'1 (4.65m x 4.29m)

uPVC double glazed window to front, radiator.

FAMILY BATHROOM/WC

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC.



KITCHEN

16'8 x 6'4 (5.08m x 1.93m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, cooker point, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear, uPVC door opening onto the rear yard.



FIRST FLOOR

BEDROOM

12'10 x 12'3 (3.91m x 3.73m)

uPVC double glazed window, radiator



BEDROOM

8'9 x 6'7 (2.67m x 2.01m)

uPVC double glazed window, radiator.

BEDROOM

8'5 x 6'4 (2.57m x 1.93m)

uPVC double glazed window, radiator.



EXTERNALLY

Enclosed rear yard.

NB 1

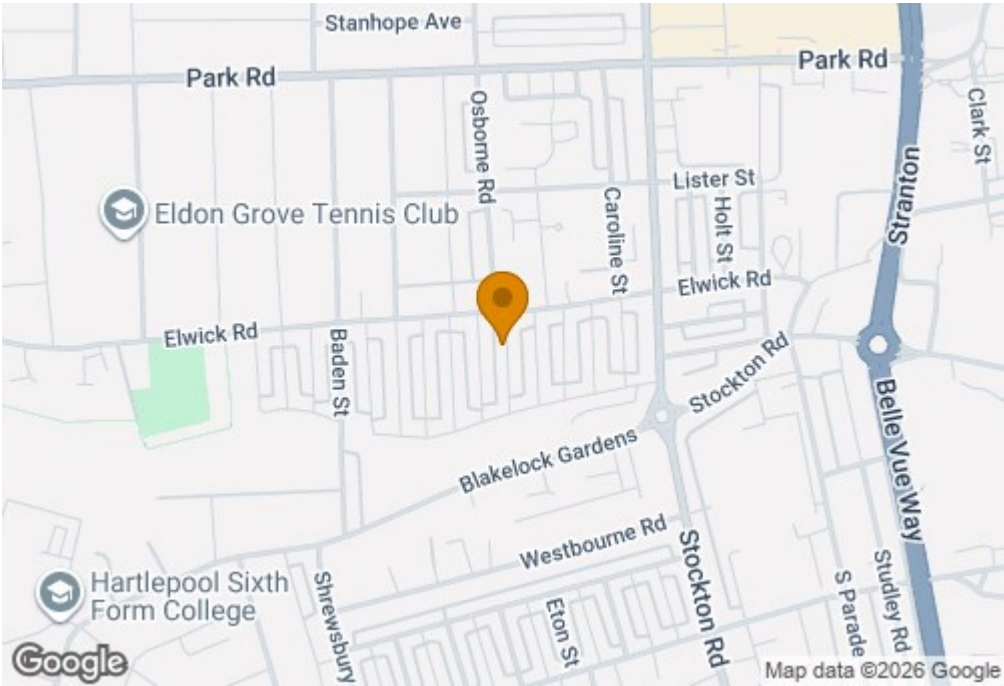
All services/appliances have not and will not be tested.

NB 2

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.



Thirlmere Street, Hartlepool, TS26 9AR

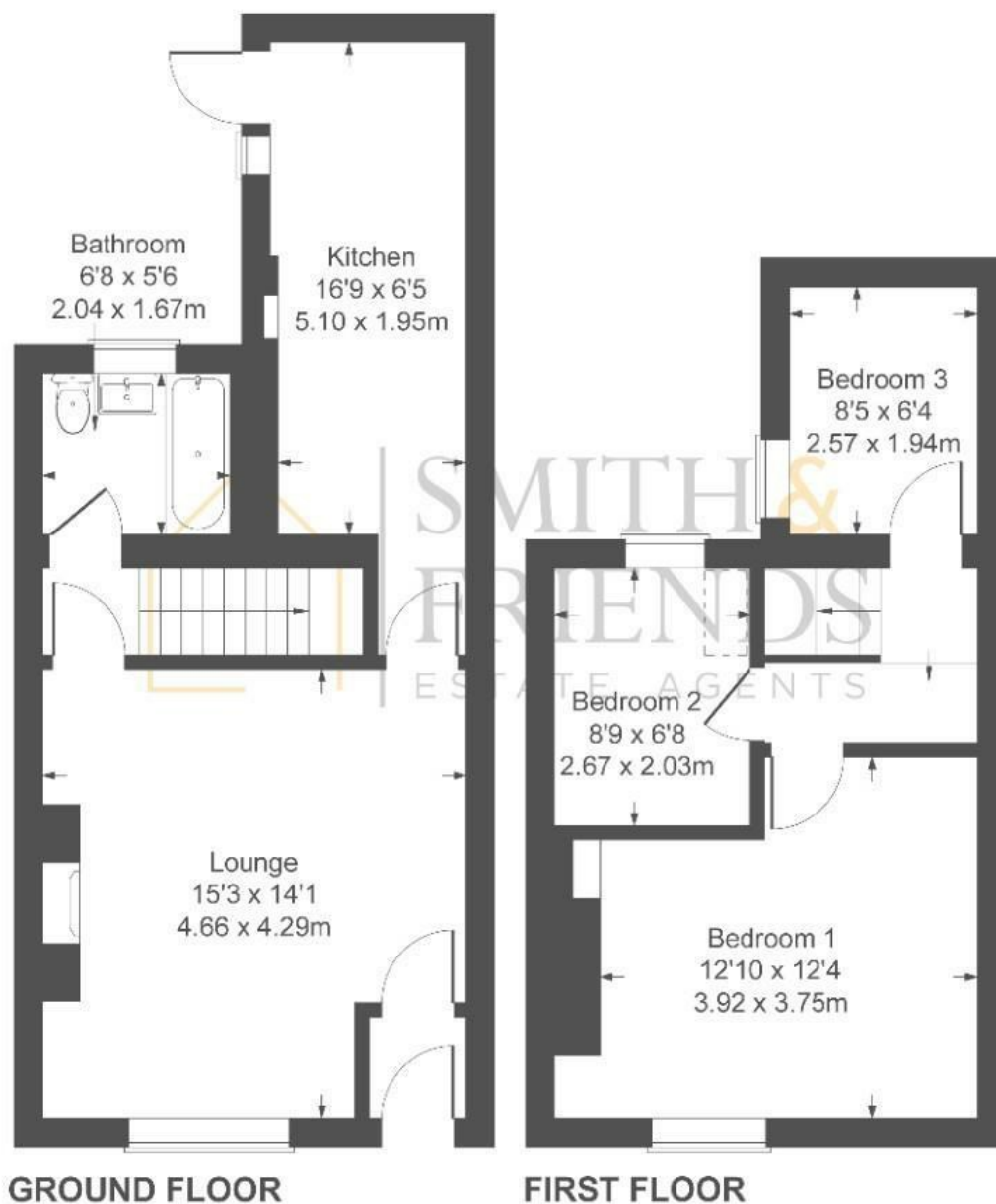


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Thirlmere Street, Hartlepool, TS26 9AR

Thirlmere Street

Approximate Gross Internal Area
775 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2026
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.

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