



CHAIN FREE - Two bedroomed mid terraced house. Excellent local shopping facilities are available in Elwick Road with Middleton Grange Shopping Centre within a short strolling distance away. Features include gas fired central heating and has uPVC double glazing. The floor plan briefly comprises: Entrance vestibule, lounge, kitchen with 'beech' style units and a ground floor bathroom/WC. On the first floor are two bedrooms. Externally is an enclosed rear yard.

**Baden Street, Hartlepool, TS26 9BJ**  
**2 Bed - House - Mid Terrace**  
**Chain Free £30,000**  
**EPC Rating: F**  
**Council Tax Band: A**  
**Tenure: Freehold**

 **SMITH & FRIENDS**  
 ESTATE AGENTS

# Baden Street, Hartlepool, TS26 9BJ

## GROUND FLOOR

Entrance Vestibule  
uPVC DG glass panelled door, door into the lounge.

Lounge  
15'8 x 13'5 (4.57m'2.44m x 3.96m'1.52m)  
uPVC DG window, and radiator.

Inner Hallway  
Staircase to first floor landing

Kitchen  
16'1 x 5'11 (4.88m'0.30m x 1.52m'3.35m)  
Wall, base and drawer units with matching worktops, inset sink and drainer, cooker point, plumbing for washing machine and space for fridge freezer.

Rear Lobby  
Door opening onto the rear yard.

Family Bathroom  
Panelled bath, pedestal wash hand and low level WC

## FIRST FLOOR

Bedroom 1 ( Front)  
12'10 x 13'9 (3.66m'3.05m x 3.96m'2.74m)  
uPVC DG window to front and radiator

Bedroom 2 ( Rear)  
9'3 x 6'3 (2.74m'0.91m x 1.83m'0.91m)  
uPVC DG window to rear and radiator.

Externally  
Enclosed rear yard.



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, conveyancing and removal 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) A		
(81-91) B		
(69-80) C		80
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G	22	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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