



Public Notice

26 Oakley Gardens Hartlepool TS24 8QW
We are acting in the sale of the above property and have received an offer of £50,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - D

*** NO CHAIN INVOLVED *** A conveniently located THREE BEDROOM mid terraced property, close to both schools and amenities. The home offers accommodation that features uPVC double glazing and gas central heating. An ideal purchase for a buy to let investor, with great potential and a layout which briefly comprises: entrance vestibule through to the lounge, full width kitchen/diner, rear lobby and ground floor bathroom. To the first floor are three bedrooms and externally is an enclosed yard with gated access. Oakley Gardens is situated between Chester Road and Chatham Road, close to Jesmond Gardens Primary School. EPC RATING: D

Oakley Gardens, Hartlepool, TS24 8QW

3 Bed - House - Mid Terrace

£47,950

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

Oakley Gardens, Hartlepool, TS24 8QW

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE

13'4 x 11'11 (4.06m x 3.63m)



KITCHEN/DINER

15,0 x 8'2 (4.57m,0.00m x 2.49m)

REAR LOBBY

GROUND FLOOR BATHROOM

7'0 x 5'7 (2.13m x 1.70m)



FIRST FLOOR

LANDING

BEDROOM ONE

11'8 x 10'6 (3.56m x 3.20m)



BEDROOM TWO

10'6 x 8'2 (3.20m x 2.49m)

BEDROOM THREE

7'6 x 6'5 (2.29m x 1.96m)

EXTERNALLY - YARD TO THE REAR



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



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		88
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC