



\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A deceptively spacious THREE BEDROOM mid terraced property which would make an ideal first time buy/investment opportunity. The home features neutral decor, upgraded flooring to most rooms, gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule through to a good size lounge with feature fire surround and access into a long kitchen/diner, the ground floor bathroom incorporates a three piece white suite and chrome fittings, whilst to the first floor are three bedrooms and externally is a fully enclosed yard which would make an ideal utility space. Topcliffe Street is located between Duke Street and Zetland Road which is convenient for local schools and amenities.

**Topcliffe Street, Hartlepool, TS26 8LL**

**3 Bed - House - Mid Terrace**

**£66,500**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, glazed internal door to the lounge.

### FRONT LOUNGE

**15'8 x 13'6 (4.78m x 4.11m)**

A good size lounge with feature fire surround, large uPVC double glazed window to the front aspect, newly fitted carpet, coving to ceiling, convector radiator.



### KITCHEN/DINER

**21'2 x 6'6 (6.45m x 1.98m)**

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, tiling to splashback, two uPVC double glazed windows, glazed door into the enclosed rear yard, under stairs storage cupboard, convector radiator.



### INNER STAIRS

Staircase to the first floor with fitted carpet, upgraded internal door to the ground floor bathroom.



### GROUND FLOOR BATHROOM/WC

**6'3 x 5'5 (1.91m x 1.65m)**

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower over, wall mounted wash hand basin with dual taps, WC, tiling to walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator.



## FIRST FLOOR

### LANDING

Upgraded internal doors, laminate flooring, hatch to loft space.

### BEDROOM ONE

**13'6 x 13'1 (4.11m x 3.99m)**

A good size master bedroom with matching laminate flooring, uPVC double glazed window to the front aspect, convector radiator.



### BEDROOM TWO

**9' x 6'5 (2.74m x 1.96m)**

Matching laminate flooring, uPVC double glazed window, convector radiator.

### BEDROOM THREE

**8'10 x 5'11 (2.69m x 1.80m)**

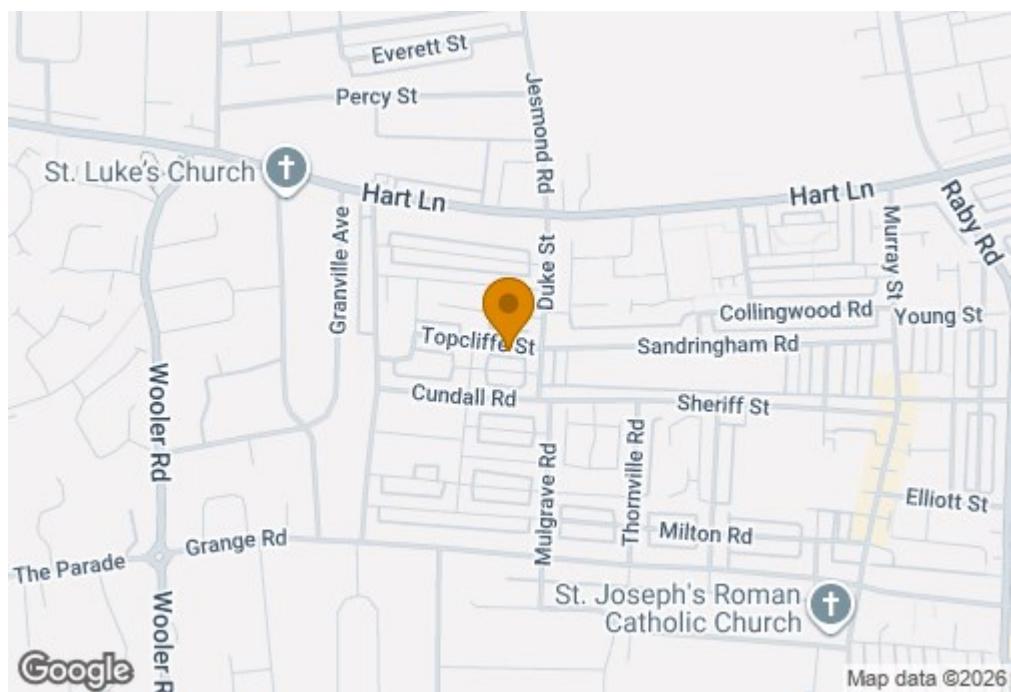
Matching laminate flooring, uPVC double glazed window, storage cupboard, convector radiator.

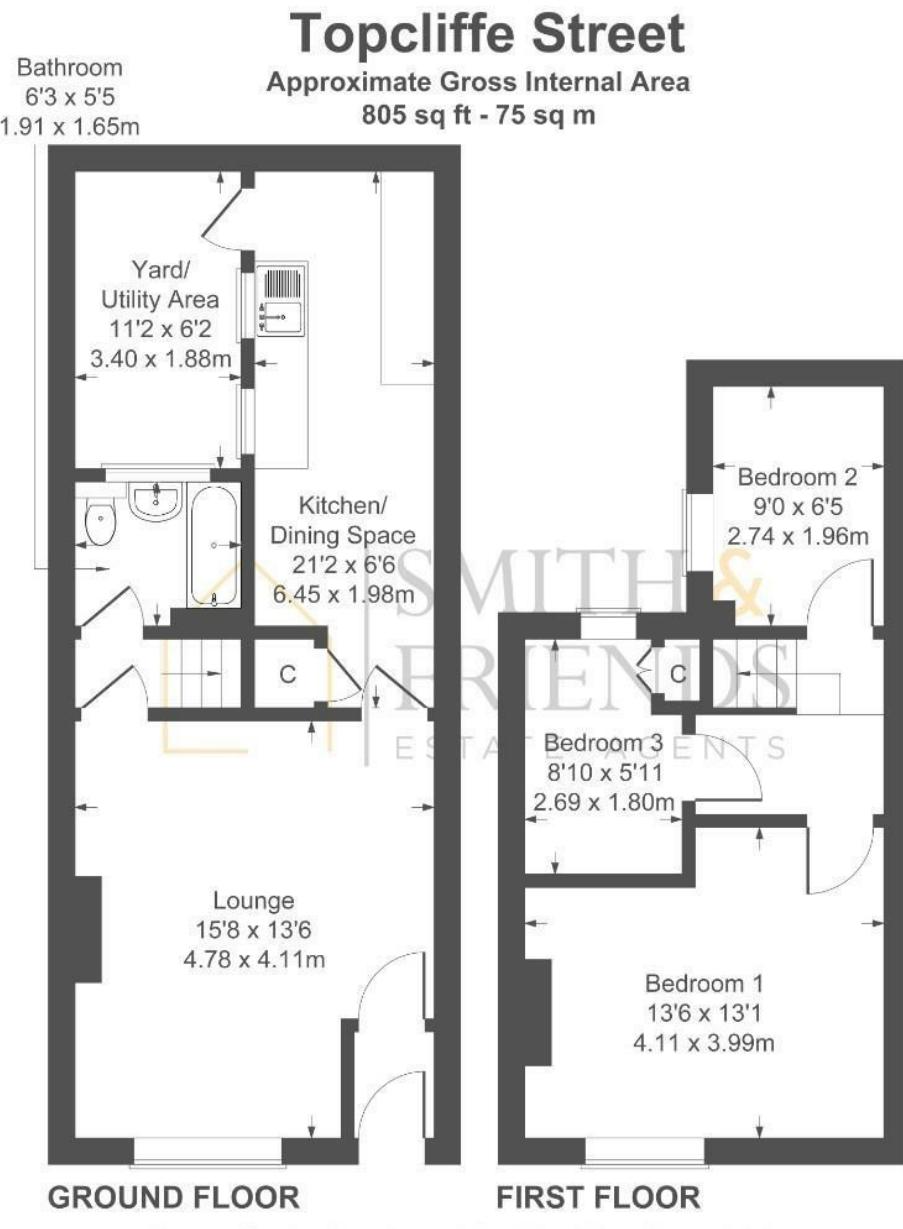
## EXTERNALLY

The property features a fully enclosed yard offering ideal storage space/utility space, with Main gas central heating boiler.

## 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.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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		

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