



**\*\*\* REDUCED \*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A deceptively spacious mid terraced property with two bedrooms, two reception rooms, first floor bathroom and useful attic room. An ideal purchase for a wide variety of buyers including first time buyers, families or possible investment opportunity with great potential and an internal viewing recommended to appreciate the space on offer. The layout comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to two connecting reception rooms, the rear reception room linking to the kitchen. To the first floor, from the half landing is access to the bathroom, with the main landing giving access to both bedrooms. A useful attic room completes the accommodation with ladder access. Externally is a low maintenance palisade to the front and enclosed 'courtyard' style garden to the rear with storage and gated access. Located towards the top of Sandringham Road.

**Sandringham Road, Hartlepool, TS26 8PS**

**2 Bedroom - House - Mid Terrace**

**£69,500**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



**Sandringham Road, Hartlepool, TS26 8PS**



## **GROUND FLOOR**

### **ENTRANCE VESTIBULE**

Accessed via uPVC double glazed entrance door with glazed fanlight above, laminate flooring, dado rail, coving to ceiling, glazed internal door to:

### **ENTRANCE HALL**

Laminate flooring, dado rail, feature archway, spindled staircase to the first floor, wall mounted radiator.

### **LOUNGE**

**13'9 into bay x 11'7 (4.19m into bay x 3.53m)**

A good sized lounge with bay window to the front aspect, laminate flooring, feature fire surround with 'marble' style back and base, picture rail, deep coving to ceiling, dividing double doors to rear reception room.

### **REAR RECEPTION ROOM**

**11'8 x 11'7 (3.56m x 3.53m)**

Offering a variety of uses, with recessed log burner and tiled fire surround, uPVC double glazed French doors to the rear, laminate flooring, under stairs storage cupboard, picture rail, coving to ceiling, single radiator, access to:

### **KITCHEN**

**15'5 x 6'10 (4.70m x 2.08m)**

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and clear splashback, additional panelling to splashback areas and ceiling, two uPVC double glazed windows to the side aspect, uPVC double glazed door to the rear, space for additional free standing appliances.

## **FIRST FLOOR**

### **HALF LANDING**

Access to bathroom.

### **BATHROOM/WC**

**9'1 x 9'2 (2.77m x 2.79m)**

Fitted with a three piece suite comprising: free standing 'roll-top' style bath with dual taps, vanity surround incorporating an inset wash hand basin with mixer tap, concealed WC, matching white gloss back, vanity area above, eye-level vanity units with central mirror and downlighting, panelling and tiling to splashback, laminate flooring, uPVC double glazed window to the rear aspect, Baxi gas central heating boiler, heated towel radiator.

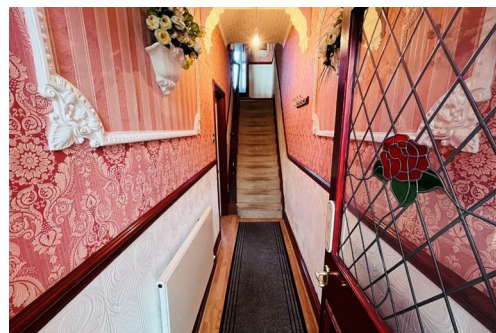
### **MAIN LANDING**

Access to both bedrooms, ladder access to attic room.

### **BEDROOM ONE**

**14' x 11'4 into wardrobes (4.27m x 3.45m into wardrobes)**

A good sized master bedroom with mirror fronted sliding wardrobes incorporating a range of hanging rails, shelving and drawers, window to the front aspect, coving to ceiling, inset spotlighting, double radiator.





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### BEDROOM TWO

11'8 x 9'2 (3.56m x 2.79m)

Built-in storage to alcove, uPVC double glazed window to the rear aspect, laminate flooring, single radiator.

### ATTIC ROOM

13'10 x 11'6 (4.22m x 3.51m)

uPVC double glazed 'dormer' style window to the rear aspect, fitted carpet, lighting, eaves storage, power point.

### OUTSIDE

The property features a low maintenance palisade to the front enclosed by a brick boundary wall. The enclosed rear 'courtyard' style garden includes paved and artificial turf areas, with external timber storage sheds and gated access to the rear.

### 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.



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# 134 Sandringham Road

Approximate Gross Internal Area  
1080 sq ft - 100 sq m  
(Excluded Eaves)



Not to Scale. Produced by The Plan Portal 2024  
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. We 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		
(81-91) B		
(69-80) C		81
(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

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