



**Ellison Street, TS26 9AN**  
**3 Bed - House - Mid Terrace**  
**£50,000**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Ellison Street, TS26 9AN

Notice Of Offer

Property Address: 31 Ellison Street, Hartlepool, TS26 9AN

We advise that an offer has been made for the above property in the sum of £53,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Smith & Friends, 106 York Road, Hartlepool, TS26 9DE

Agents Telephone Number: 01429 891100

\*\*\* CHAIN FREE \*\*\* Smith and Friends are delighted to bring to the market this three bedroom terraced property, ideally suited for a first time buyer or investor, within walking distance of local amenities and Hartlepool town centre. The accommodation briefly comprises of: entrance, hallway, lounge, dining room and kitchen. To the first floor are three bedrooms and the family bathroom. The property also benefits from uPVC double glazing, gas central heating and an enclosed rear yard. EPC Rating: D

## GROUND FLOOR

### ENTRANCE

uPVC double glazed glass panelled door, door into the hallway.

### HALLWAY

Staircase to first floor landing.

### LOUNGE

13'11 x 10'11 (4.24m x 3.33m)

uPVC double glazed window to front, radiator.

### DINING ROOM

13'11 x 12'1 (4.24m x 3.68m)

uPVC double glazed French doors opening onto the rear garden, radiator.

### KITCHEN

11'8 x 7'4 (3.56m x 2.24m)

Fitted with a range of wall, base and drawer units with matching worktops, cooker point, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door.

## FIRST FLOOR

### LANDING

#### BEDROOM 1 (rear)

12'1 x 11'4 (3.68m x 3.45m)

uPVC double glazed window to rear, radiator.

#### BEDROOM 2 (front)

11' x 10'6 (3.35m x 3.20m)

uPVC double glazed window to front, radiator.

#### BEDROOM 3 (front)

10'10 x 6'6 (3.30m x 1.98m)

uPVC double glazed window to front, radiator.

#### FAMILY BATHROOM/WC

11'9 x 7'4 (3.58m x 2.24m)

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

#### EXTERNALLY

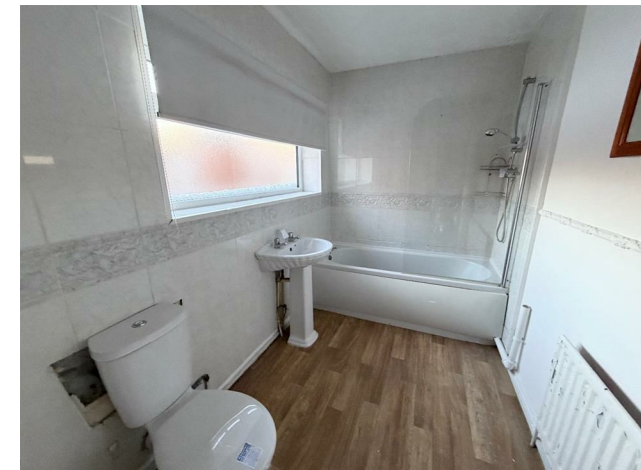
Enclosed rear yard.

#### NB 1

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

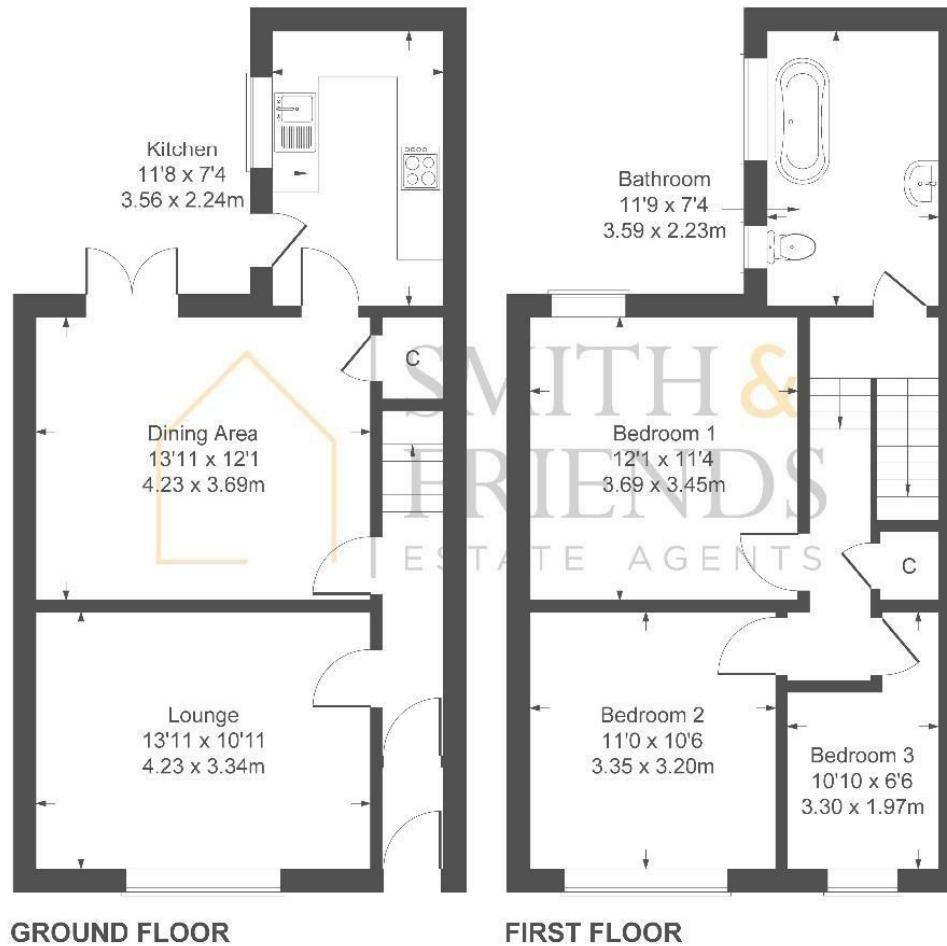
#### NB 2

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.

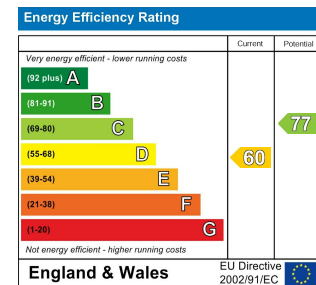


# Ellison Street

Approximate Gross Internal Area  
1001 sq ft - 93 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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