



\*\*\* PUBLIC NOTICE\*\*\*

2 Malcom Road , Hartlepool, TS25 3QR

We are acting in the sale of the above property and have received an offer of £75,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

\*\*\* NO CHAIN INVOLVED \*\*\* A spacious three bedroom end terraced property on Malcolm Road in a popular part of the Owton Manor estate, close to schools and amenities. The home offers great potential and would make an ideal investment opportunity, with features including gas central heating and uPVC double glazing. The full layout comprises: entrance hall with stairs to the first floor and access to a generous dual aspect family lounge and through to the kitchen with dining area. To the first floor are three good size bedrooms and the bathroom with separate WC. Externally is a low maintenance lawned front garden, driveway to the side and spacious rear garden with lawn and patio areas. Malcolm Road is located off Moffat Road with easy access to schools and amenities. EPC RATING: C

**Malcolm Road, Hartlepool, TS25 3QR**

**3 Bed - House - Semi-Detached**

**£75,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS

Malcolm Road, Hartlepool, TS25 3QR



## GROUND FLOOR

### ENTRANCE HALL

Accessed via panelled entrance door with glazed inserts, laminate flooring, staircase to the first floor, coving to ceiling, single radiator.

### LOUNGE

21'2 x 12'4 (6.45m x 3.76m)

A generous dual aspect lounge with uPVC double glazed window to the front and rear aspects, laminate flooring, coving to ceiling, convactor radiator, additional single radiator, access to:



### KITCHEN

18'1 x 12'9 (5.51m x 3.89m)

Fitted with a range of units to base and wall level with roll-top work surfaces, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for gas cooker, tiling to splashback, space for further free standing appliances, uPVC double glazed window to the rear aspect, under stairs storage cupboard, single radiator, glazed door to the side; DINING AREA: uPVC double glazed window to the side aspect.



## FIRST FLOOR

### LANDING

uPVC double glazed window to the rear aspect, hatch to loft space, access to:



### BEDROOM ONE

9'6 x 12'6 (2.90m x 3.81m)

uPVC double glazed window to the front aspect, coving to ceiling, single radiator.

### BEDROOM TWO

12'4 x 11'8 (3.76m x 3.56m)

Two uPVC double glazed windows, single radiator.



### BEDROOM THREE

11'5 x 9'6 (3.48m x 2.90m)

uPVC double glazed window to the rear aspect, built-in storage cupboard housing gas central heating boiler, single radiator.

### BATHROOM

5'8 x 5'4 (1.73m x 1.63m)

Fitted with a two piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin, tiling to splashback, uPVC double glazed window to the rear aspect, extractor fan, single radiator.

### SEPARATE WC

2'7 x 4'11 (0.79m x 1.50m)

Fitted with a WC in white, uPVC double glazed window to the rear aspect.



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## EXTERNALLY

The property occupies a good size plot, with a part lawned front garden enclosed by a brick boundary wall. A paved driveway provides useful off street parking. A gate to the side leads through to the enclosed rear garden with patio and lawned areas, featuring fenced boundaries.

## NB 1

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

## 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.



# Malcolm Road, Hartlepool, TS25 3QR



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
921 ft<sup>2</sup>  
85.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	75
	EU Directive 2002/91/EC	

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