



**\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A three bedroom semi-detached property which offers accommodation ideal for a first time buyer or young family, with features including gas central heating and uPVC double glazing. The property is neutrally decorated, is fitted with new carpets and briefly comprises: entrance hall with stairs to the first floor, generous open plan lounge/dining room with bay to the front and French doors to the rear garden. The kitchen is fitted with units to base and wall level with a built-in oven, hob and extractor included. To the first floor are three bedrooms, two doubles and one single, they are served by the bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front, with a shared driveway running alongside the property to the garage. The rear garden features lawn and decked areas, with storage shed included. Percy Street is located with easy reach of schools and amenities.

**Percy Street, Hartlepool, TS26 0HT**

**3 Bedroom - House - Semi-Detached**

**£124,950**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**



Percy Street, Hartlepool, TS26 0HT

## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door with frosted side screen and matching fanlight above, laminate flooring, staircase to the first floor with newly fitted carpet, coving to ceiling, single radiator.

### OPEN PLAN SITTING/DINING ROOM

10'2 x 26'11 (3.10m x 8.20m)

#### SITTING AREA

uPVC double glazed bay window to the front aspect, feature fire surround with electric fire, newly fitted carpet, coving to ceiling, single radiator.

#### DINING AREA

Matching carpet, coving to ceiling, uPVC double glazed French doors to the rear garden, additional single radiator.

### KITCHEN

#### 6'11 x 13'3 (2.11m x 4.04m)

Fitted with a range of cream 'shaker' style units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, tiling to splashback, three drawer unit to base level, recess for washing machine, wall mounted gas central heating boiler, uPVC double glazed window to the rear aspect, uPVC double glazed side door, understairs storage cupboard, double radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, newly fitted carpet, coving to ceiling, access to:

### BEDROOM ONE

#### 10'11 x 12' (3.33m x 3.66m)

uPVC double glazed window to the front aspect, newly fitted carpet, double radiator.

### BEDROOM TWO

#### 10'11 x 12' (3.33m x 3.66m)

uPVC double glazed window to the rear aspect, newly fitted carpet, single radiator.

### BEDROOM THREE

#### 6'5 x 7'10 (1.96m x 2.39m)

uPVC double glazed window to the front aspect, newly fitted carpet, single radiator.

### BATHROOM/WC

#### 6'4 x 8'2 (1.93m x 2.49m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, two uPVC double glazed frosted windows to the side aspect, wall mounted vanity mirror, single radiator.

### EXTERNALLY

The property features a low maintenance front with a shared paved driveway running alongside the property to the garage. The rear garden features lawn and decked patio areas, with two useful timber storage sheds included.



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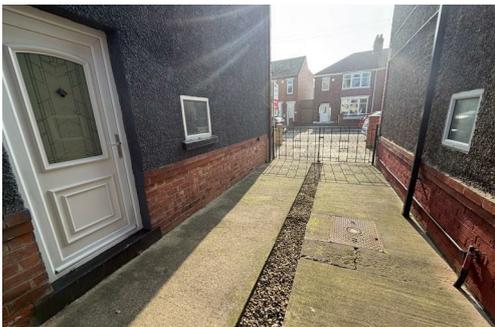
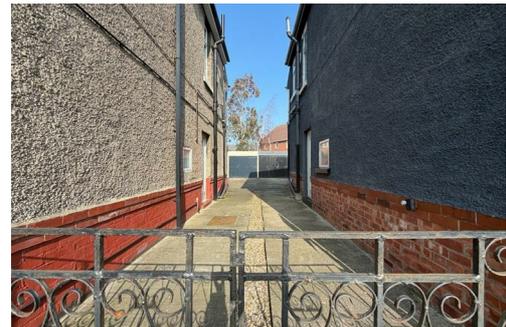


**GARAGE**

Accessed via timber doors to the front.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
868 ft<sup>2</sup>  
80.7 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.

GIRAFFE 360



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.

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