



Percy Street, TS26 0HT
3 Bed - House - Mid Terrace
£115,000

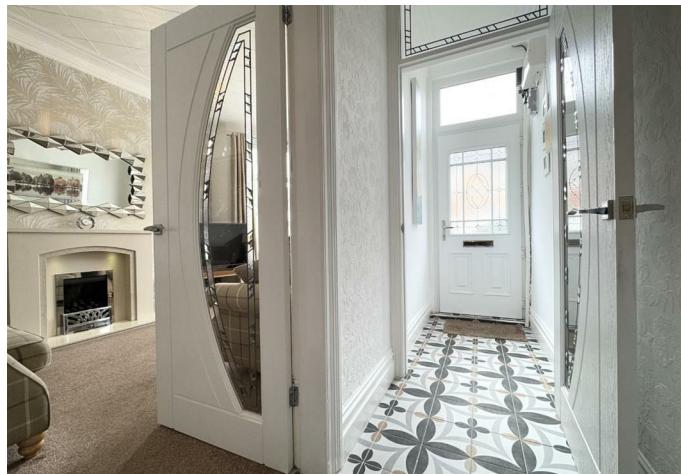
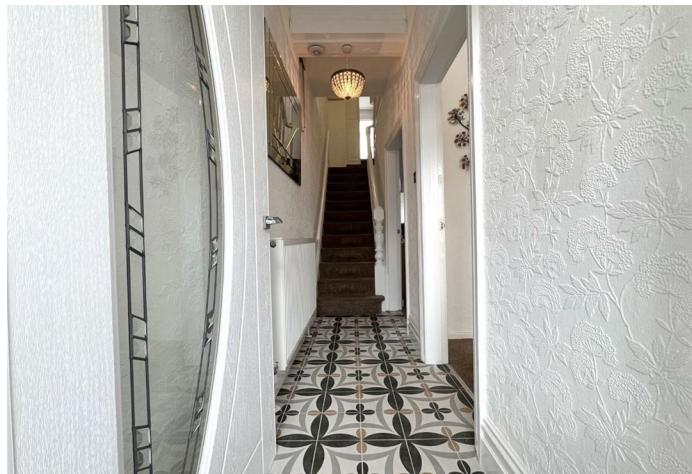
EPC Rating: D
Tenure: Freehold
Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

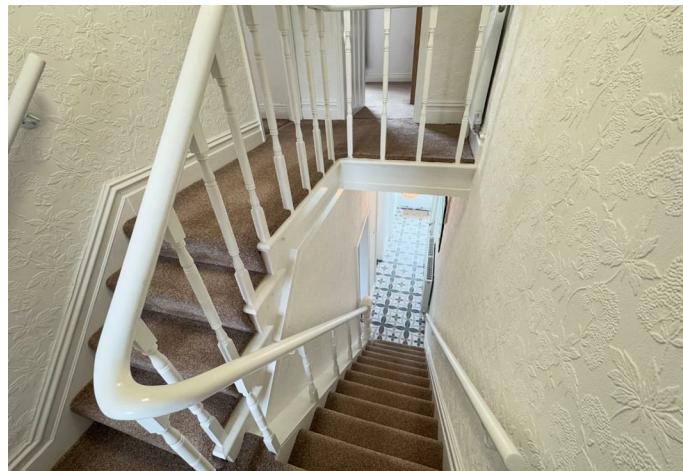
Percy Street , Hartlepool, TS26 0HT

*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** An impressive THREE BEDROOM mid terraced property offering deceptively spacious accommodation with TWO RECEPTION ROOMS and useful attic room. The home would make an ideal purchase for a first time buyer or young family and features uPVC double glazing, gas central heating and air source heat pump. The accommodation is well presented, features upgraded internal doors to the ground floor and briefly comprises: entrance vestibule through to the entrance hall which incorporates stairs to the first floor and access to both reception rooms. The bay fronted lounge includes an attractive feature fire surround and electric fire, whilst the rear reception room links to the kitchen which offers space for free standing appliances. The rear lobby opens to the garden and gives access to the ground floor bathroom. To the first floor, from the half landing is access to bedroom three with a corner WC and inset basin. The main landing gives access to bedrooms one and two, the master being a generous size. A drop down ladder gives access to the attic room which would make an ideal hobby room. Externally is an attractively landscaped front and pleasant enclosed rear garden with patio, artificial turf and roller door. Percy Street is situated of Thornhill Gardens and Jesmond Road, close to both schools and amenities. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via traditional style composite security entrance door with uPVC double glazed fanlight above, attractive tiled flooring, upgraded internal door to the entrance hall.

ENTRANCE HALL

Matching tiled flooring, spindled staircase to the first floor with newel post and fitted carpet, coving to ceiling, upgraded internal doors to the lounge and rear reception room, convector radiator.

FRONT LOUNGE

14'8 x 11'4 (4.47m x 3.45m)

A comfortable family lounge with a large uPVC double glazed bay window to the front aspect, attractive feature fire surround with inset lighting and recessed 'coal' effect gas fire, fitted carpet, deep coving to ceiling, television point, convector radiator.

REAR RECEPTION ROOM/DINING ROOM

11'10 x 11'6 (3.61m x 3.51m)

Currently used as a dining room with access to the kitchen, uPVC double glazed window to the rear aspect, fitted carpet, useful under stairs storage cupboard, lighting to both alcoves, convector radiator.

KITCHEN

9'11 x 7'10 (3.02m x 2.39m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and complementing roll-top work surfaces with matching splashback incorporating an inset single drainer ceramic sink unit with mixer tap, recess for free standing gas cooker, white 'brick' style tiling to splashback, recess for fridge/freezer, recess with plumbing for washing machine, uPVC double glazed window to the side aspect, upgraded internal door to the rear lobby.

REAR LOBBY

uPVC double glazed door to the rear garden, built-in double cloaks cupboard/storage cupboard, access to ground floor bathroom.

GROUND FLOOR BATHROOM/WC

6'5 x 7'4 (1.96m x 2.24m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with mixer tap and chrome mains shower over with separate shower attachment, protective

folding shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to walls and flooring, uPVC double glazed window to the rear aspect, 'column' style radiator with chrome towel rail.

FIRST FLOOR

HALF LANDING

Fitted carpet, stairs to the main landing, access to bedroom three.

BEDROOM THREE

9'10 x 7'11 (3.00m x 2.41m)

Built-in storage cupboard, corner WC with inset basin, uPVC double glazed window to the rear aspect, laminate flooring, convector radiator.

MAIN LANDING

Fitted carpet, convector radiator, access to:

BEDROOM ONE

12'3 x 15' (3.73m x 4.57m)

A generous master bedroom which includes modern free standing wardrobes, fitted carpet, uPVC double glazed window to the front aspect, double radiator.

BEDROOM TWO

11'10 x 7'8 (3.61m x 2.34m)

Built-in storage cupboard to alcove, uPVC double glazed window to the rear aspect, fitted carpet, double radiator, hatch to attic room.

ATTIC ROOM

11'8 x 13'8 (3.56m x 4.17m)

Accessed via pull down wooden 'slingsby' style ladder, lighting, sockets, double glazed 'Velux' style window to the rear aspect.

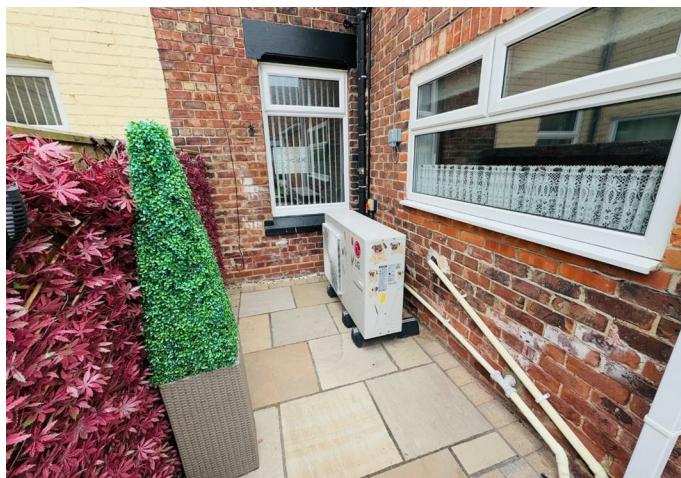
EXTERNALLY

The property features an attractively landscaped palisade style garden to the front enclosed by a brick boundary wall, with wrought iron railings and matching gate. The enclosed rear garden incorporates paved patio areas and artificial turf, with a useful storage shed and roller shutter door to the rear.

NB

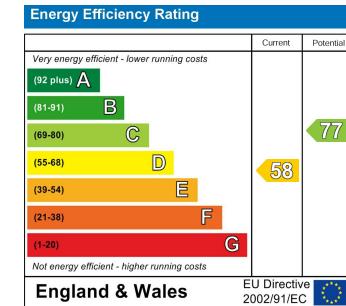
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







Ground Floor	Floor 1	
<p>Lounge 14'8" x 11'4" 4.48 x 3.46 m</p> <p>Hall</p> <p>Dining Room 11'10" x 11'6" 3.62 x 3.53 m</p> <p>Kitchen 9'11" x 7'10" 3.04 x 2.40 m</p> <p>Bathroom 6'5" x 7'4" 1.97 x 2.24 m</p>	<p>Bedroom One 12'3" x 15'0" 3.74 x 4.60 m</p> <p>Landing</p> <p>Bedroom Two 8'1"0" x 7'3" 3.62 x 2.34 m</p> <p>Bedroom Three 9'10" x 7'11" 3.02 x 2.42 m</p> <p>Bathroom 6'5" x 7'4" 1.97 x 2.24 m</p>	<p>Approximate total area⁽¹⁾ 1048 ft² 97.4 m²</p> <p>Reduced headroom 30 ft² 2.8 m²</p>
<p>Attic Room 11'8" x 13'8" 3.57 x 4.17 m</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft/1.5 m</p>
		<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>
		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>



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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

