

**\*\*\* REDUCED \*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A well presented two bedroom mid terraced property which offers recently decorated accommodation, with a modern kitchen and shower room. The home is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with useful cloaks cupboard, open plan lounge/diner/kitchen area, the lounge area incorporating French doors into the rear garden. The kitchen area is fitted with a modern range of grey gloss units to base and wall level with a range of built-in appliances. To the first floor are two bedrooms which are served by the shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance block paved front garden, with an enclosed paved rear garden and parking for two cars. An ideal purchase for a first time buyer or possible investment opportunity. The property is located close to Hart Lane and within walking distance of Hartlepool town centre.  
**VIEWING RECOMMENDED.**

**Murray Street, Hartlepool, TS26 8RQ**

**2 Bedroom - House - Mid Terrace**

**£72,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: A**





Murray Street, Hartlepool, TS26 8RQ



## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door, vinyl tiles to flooring, dado rail, useful cloaks cupboard.

### OPEN PLAN LOUNGE/DINER/KITCHEN

17'10 x 15'5 (5.44m x 4.70m)

### LOUNGE/DINING AREA

uPVC double glazed French doors to the rear garden, fitted carpet, dado rail, convactor radiator, additional single radiator, closed off staircase to the first floor.

### KITCHEN AREA

Fitted with a modern range of grey gloss units to base and wall level with chrome handles and contrasting work surfaces incorporating an inset single drainer sink unit with chrome mixer tap, built-in electric oven with four ring touch hob above, tiling to splashback, integrated fridge, integrated washer/dryer, three drawer base unit, uPVC double glazed window to the front aspect, concealed Baxi gas central heating boiler.

### INNER STAIRS

Staircase to the first floor with uPVC double glazed window over, fitted carpet.

## FIRST FLOOR

### LANDING

Built-in shelved storage cupboard with tank, fitted carpet, dado rail, hatch to loft space, access to:

### BEDROOM ONE

9'2 x 12' (2.79m x 3.66m)

A good sized master bedroom with uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

### BEDROOM TWO

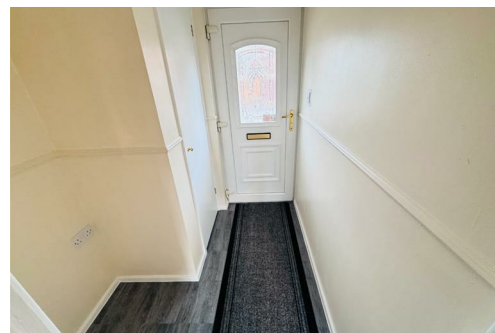
8'3 x 8'9 (2.51m x 2.67m)

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

### SHOWER ROOM/WC

5'5 x 6'5 (1.65m x 1.96m)

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with glass panelled sliding doors, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, being full height to shower level, uPVC double glazed window to the front aspect, single radiator.



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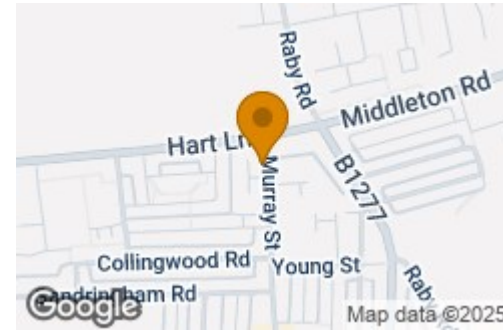


### EXTERNALLY

The property features a low maintenance block paved front, with fenced boundary and wrought iron gate. The enclosed rear garden has been paved, with fenced boundaries and gated access. The rear garden should prove to be a suntrap in the summer months enjoying a westerly aspect. Parking for two cars is available to the rear.

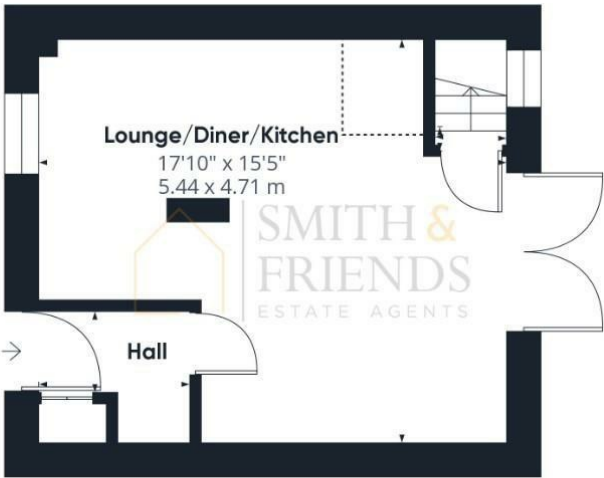
### NB

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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Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
506.98 ft<sup>2</sup>  
47.1 m<sup>2</sup>  
  
Reduced headroom  
10.6 ft<sup>2</sup>  
0.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		90
(81-91) B		
(69-80) C		
(55-68) D	71	
(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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