



**** REDUCED ** NO ONWARD CHAIN ** WELL CARED FOR**** This well presented three-bedroom mid-terraced home is located in the sought-after King Oswy area of Hartlepool and is ideal for first-time buyers. Lovingly maintained by its owner, the property offers spacious accommodation throughout. Benefiting from uPVC DG GCH (Via a combi boiler) and generous gardens to front and rear. The accommodation briefly comprises of: entrance hall with stairs to the first floor, a generous lounge leading into a dining area, and a well-appointed kitchen. To the first floor there are three well-proportioned bedrooms, shower room , and a separate WC.

Externally, the property boasts a fully enclosed, rear garden which is sure to be a sun trap in the summer months, while the enclosed front garden is laid to lawn.

Conveniently located close to amenities on King Oswy Drive and within easy reach of Barnard Grove Primary and St Hilda's Church of England Schools. Early viewing is strongly advised.

Ridlington Way, Hartlepool, TS24 9QA

3 Bed - House - Mid Terrace

Chain Free £79,950

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



Ridlington Way, Hartlepool, TS24 9QA



GROUND FLOOR

ENTRANCE HALLWAY

UPVC DG glass panelled front door, radiator and staircase to first floor landing.

LOUNGE

17'1" x 9'10" (5.23 x 3)

UPVC DG window to front, radiator and sliding glass panelled doors into the dining room

DINING ROOM

8'10" x 7'11" (2.7 x 2.42)

UPVC DG window to rear and radiator.

KITCHEN

11'8" x 8'10" (3.58 x 2.70)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring hob with oven plumbing for washing machine and space for fridge freezer. UPVC DG window to rear 2 large pantry storage cupboards (1 containing combi boiler) and door to rear lobby.

REAR LOBBY

Two large secure outhouses and door opening onto the rear garden.

FIRST FLOOR

LANDING

BEDROOM (FRONT)

13'7" x 10'5" (4.15 x 3.18)

uPVC DG window to front and radiator.

BEDROOM (REAR)

12'6" x 8'6" (3.82 x 2.60)

uPVC DG window and radiator

BEDROOM 3 (FRONT)

10'5" x 8'3" (3.18 x 2.53)

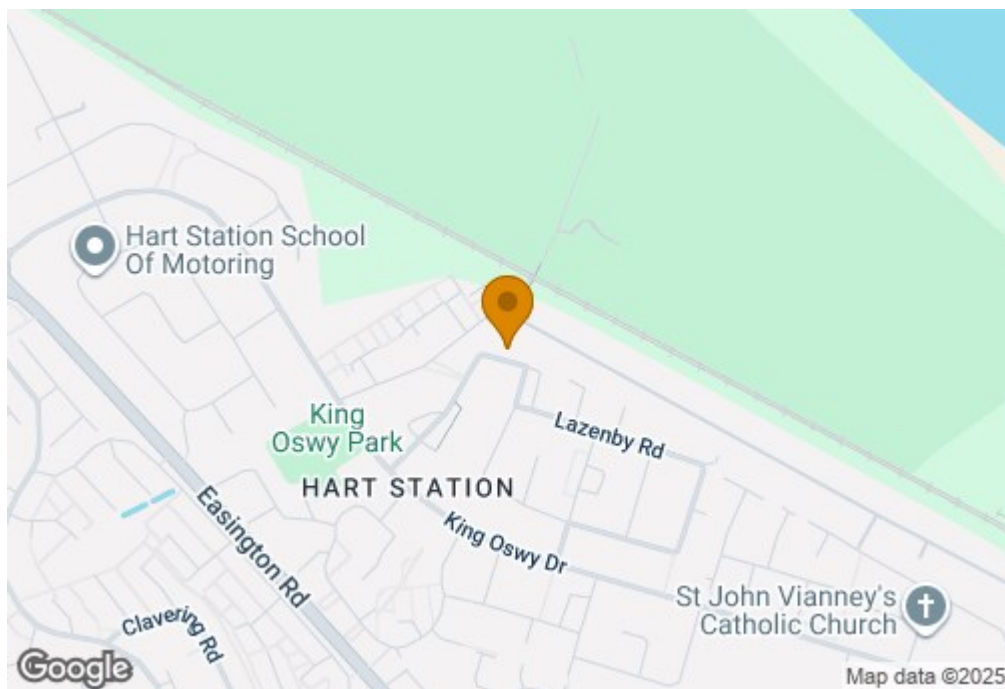
uPVC DG window to front and radiator.

SHOWER ROOM

Wall mounted thermostatic shower, and pedestal wash hand basin, co ordinated tiled walls, radiator and uPVC DG window to rear.



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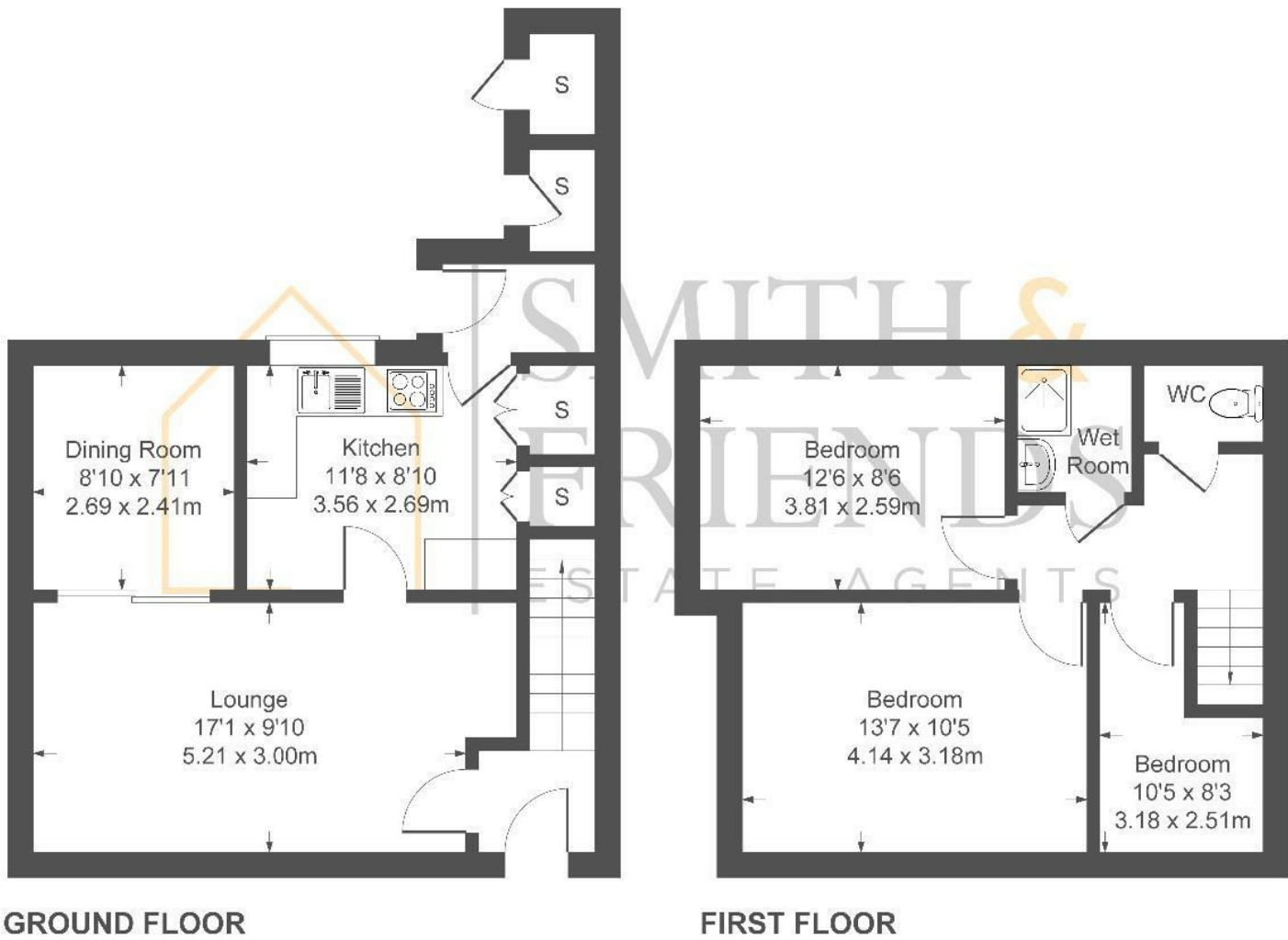


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Ridlington Way

Approximate Gross Internal Area
880 sq ft - 82 sq m



Not to Scale. Produced by The Plan Portal 2025
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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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