



Macrae Road, TS25 3RE
2 Bed - House - Mid Terrace
Offers In The Region Of £99,995

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



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Macrae Road, TS25 3RE

A much improved, and spacious 2 bed terraced house with gas CH and uPVC DG; Briefly comprising: Entrance hall, , dual aspect lounge , and impressive re-fitted kitchen including integrated appliances. ; On the first floor are 2 double bedrooms and a re-fitted bathroom with separate WC; The good sized rear garden is fully enclosed and enjoys a high degree of privacy. In our opinion this property makes it an ideal purchase for a young family/first time buyer.

GROUND FLOOR

HALLWAY

Composite door, radiator and staircase to first floor landing.

LOUNGE

Dual aspect with uPVC DG windows to front and rear, single radiator.

DINING KITCHEN

Fitted with a range of modern grey wall, base and drawer units with contrasting worksurfaces, inset sink and drainer with mixer tap, halogen hob with illuminating extractor and fan assisted oven. Other integrated appliances include fridge, freezer and washing machine. UPVC DG windows to front and rear , large understairs storage and uPVC DG glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING

uPVC DG window to rear and radiator.

BEDROOM (REAR)

uPVC DG window, radiator and built in storage.

BEDROOM (FRONT)

uPVC DG window and radiator.

FAMILY BATHROOM

Modern white and chrome suite with, panelled bath and shower over, wash hand basin with vanity storage and low level WC. Co ordinated tiled splashback, uPVC DG window and radiator.

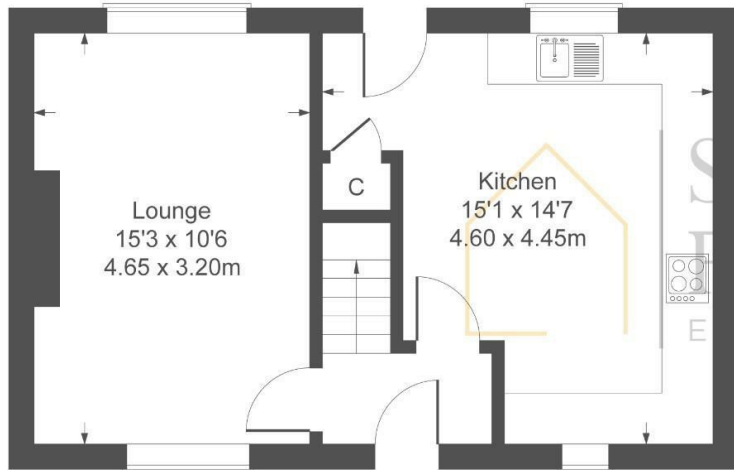
EXTERNALLY

Generous rear garden that's fully enclosed and mainly laid to lawn. enclosed front garden with gated access.



Macrae Rd

Approximate Gross Internal Area
796 sq ft - 74 sq m

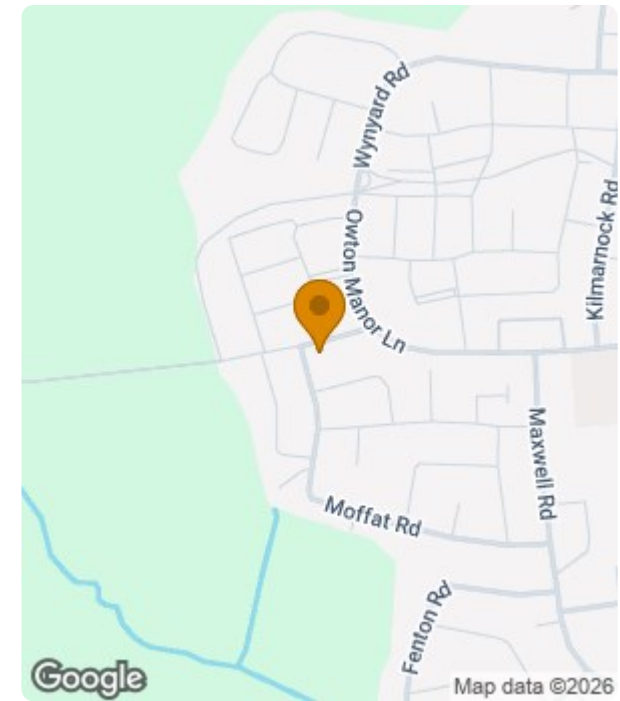


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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