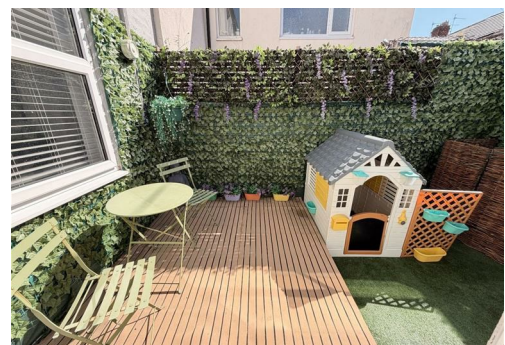




*****REDUCED***** A deceptively spacious and well presented **THREE BEDROOM** mid terraced property with **TWO RECEPTION ROOMS** and first floor shower room. The home occupies a pleasant position on Chester Road with a **SOUTH FACING** rear yard and comes with an internal viewing recommended. An ideal purchase for a first time buyer or young family, with features including gas central heating, uPVC double glazing and alarm system. The full layout comprises: entrance hall through to the bay fronted lounge with shelved alcoves, 'log burner' style electric fire and door through to the rear reception room/dining room which links to the kitchen. To the first floor are three bedrooms, with two doubles and one single, they are served by a modern shower room with chrome fittings. Externally is a low maintenance palisade to the front and private suntrap yard to the rear with gated access. Local schools and amenities are within a short stroll. **VIEWING RECOMMENDED.**

Chester Road, Hartlepool, TS26 0JE

3 Bedroom - House - Mid Terrace

£99,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Chester Road, Hartlepool, TS26 0JE



GROUND FLOOR

ENTRANCE HALL

3'2 x 10'11 (0.97m x 3.33m)

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, 'mosaic' effect flooring, high coved ceiling, access to:

FRONT LOUNGE

12'10 x 13'8 (3.91m x 4.17m)

A comfortable family lounge with uPVC double glazed bay window to the front aspect, shelving and storage to alcoves, feature fire surround with 'log burner' style electric fire, fitted carpet, high coved ceiling, single radiator, twin glazed internal doors through to the rear reception room.

REAR RECEPTION ROOM

12'2 x 11'7 (3.71m x 3.53m)

'Period' style fire surround with 'log burner' style electric fire, modern laminate flooring, stairs to the first floor with fitted carpet and under stairs storage cupboard, uPVC double glazed window to the rear aspect, single radiator, access to:

KITCHEN

6'11 x 15'4 (2.11m x 4.67m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over, tiling to splashback, recess for washing machine and tumble dryer, space for free standing fridge/freezer, uPVC double glazed window to the side aspect, Baxi gas central heating boiler, 'mosaic' style flooring, inset spotlighting to the ceiling, uPVC double glazed door to the rear yard.

FIRST FLOOR

LANDING

Access to three bedrooms and shower room.

BEDROOM ONE

10'8 x 11'4 (3.25m x 3.45m)

uPVC double glazed window bay window to the front aspect, modern laminate flooring, single radiator.

BEDROOM TWO

10'7 x 11'7 (3.23m x 3.53m)

Built-in storage cupboards to alcove with shelved storage to each side, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM THREE

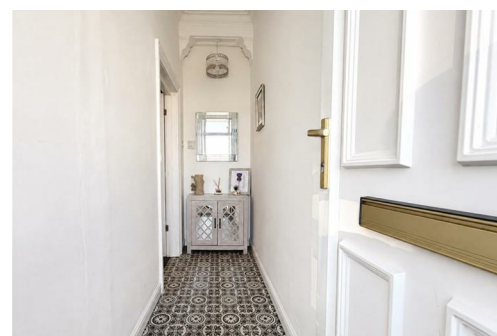
5'8 x 8' (1.73m x 2.44m)

Currently used as a home study with modern laminate flooring, uPVC double glazed window to the front aspect, single radiator.

SHOWER ROOM/WC

5'9 x 7'11 (1.75m x 2.41m)

Double shower cubicle with glass panelled sliding door, overhead shower and separate attachment, inset wash hand basin with mixer tap and WC below, attractive tiling to splashback, heated towel radiator, uPVC double glazed frosted window to the rear aspect.



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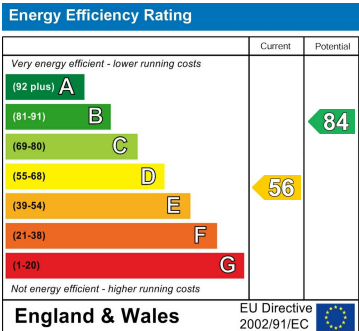
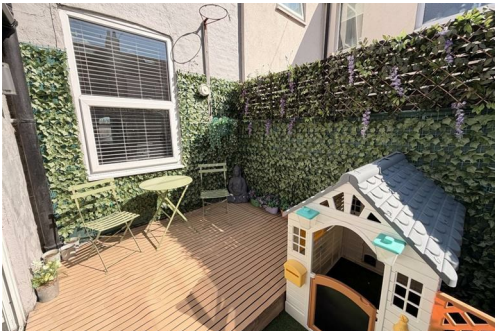
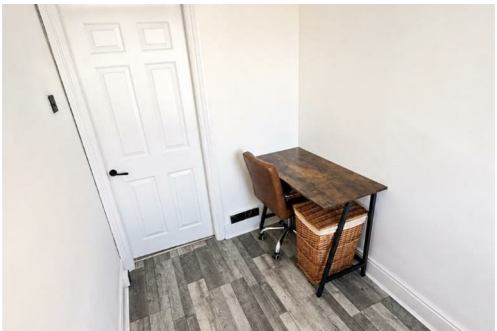


EXTERNALLY

The property features a low maintenance palisade style front, with a south facing enclosed yard to the rear incorporating a seating area, artificial turf, bin storage area and gated access.

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

Approximate total area^m
843 ft²
78.4 m²

Balconies and terraces
137 ft²
12.7 m²

(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.

GIRAFFE360

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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