



*** NO CHAIN INVOLVED *** A conveniently located TWO BEDROOM mid terraced property close to Hartlepool town centre. The home is in need of some modest updating, yet offers great potential and features uPVC double glazing and gas central heating. An ideal purchase for a buy to let investor, with a layout which briefly comprises: entrance vestibule, spacious lounge, inner stairs, good size kitchen, rear lobby, ground floor bathroom, landing and two bedrooms. Externally is a low maintenance yard to the rear with gated access. Wharton Street is located between Lowthian Road and Errol Steet, with access via York. Schools and amenities are situated within walking distance. EPC RATING: C.

Wharton Street, Hartlepool, TS24 8BQ

2 Bed - House - Mid Terrace

£35,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



Wharton Street, Hartlepool, TS24 8BQ



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, internal door through to:

LOUNGE

16'6 x 13'6 (5.03m x 4.11m)

A good size lounge with uPVC double glazed window to the front aspect, feature fire surround, dado rail, picture rail, coving to ceiling, double radiator, access to inner stairs.

INNER STAIRS

Staircase to the first floor, access into the kitchen.

KITCHEN

16'6 x 6'6 (5.03m x 1.98m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, tiling to splashback, space for free standing appliances, gas central heating boiler, double radiator.

REAR LOBBY

uPVC double glazed door to the rear yard, access to:

BATHROOM/WC

8'8 x 6'2 (2.64m x 1.88m)

Fitted with a three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, extractor fan, single radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, fitted carpet, hatch to loft space, double radiator.

BEDROOM ONE

13'6 x 10'6 (4.11m x 3.20m)

A good size master bedroom with uPVC double glazed window to the front aspect, built-in storage cupboard to alcove, fitted carpet, double radiator.

BEDROOM TWO

9'5 x 7' (2.87m x 2.13m)

uPVC double glazed window to the rear aspect, built-in storage cupboard to alcove, fitted carpet, coving to ceiling, single radiator.

EXTERNALLY

The property features a small enclosed yard to the rear with gated access.

NB 1

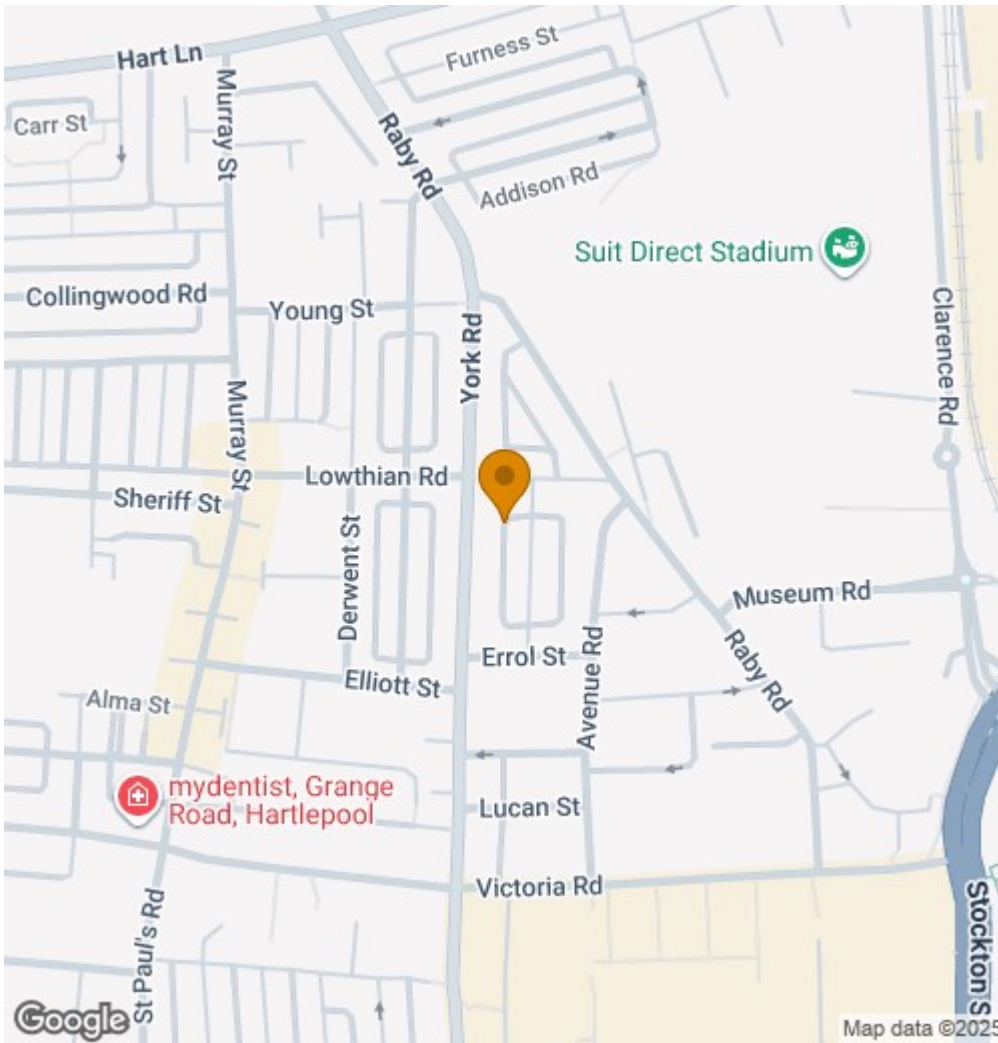
Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

NB 2

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.



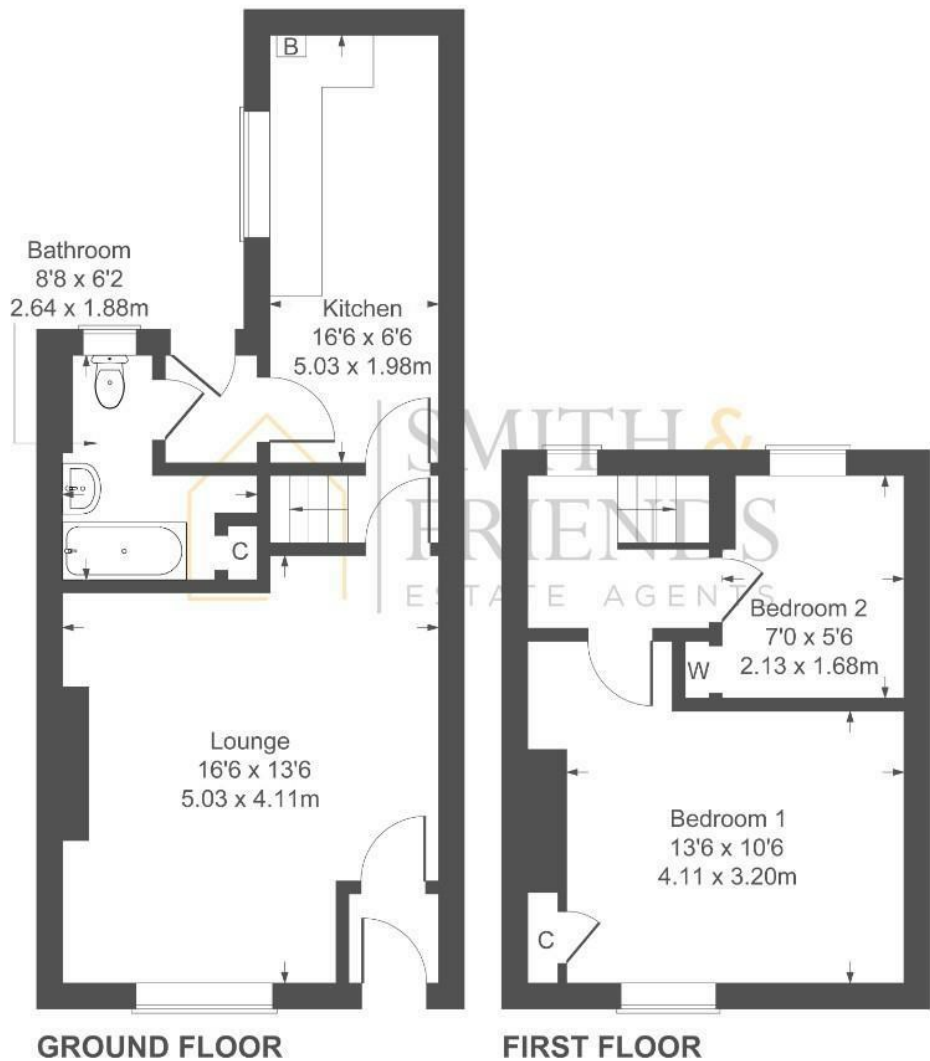
Wharton Street, Hartlepool, TS24 8BQ



www.smith-and-friends.co.uk

Wharton Street

Approximate Gross Internal Area
716 sq ft - 66 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		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

