



**Middleton Road, TS24 8DX**  
**3 Bed - House - Terraced**  
**£70,000**

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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

# Middleton Road, TS24 8DX

\*\* WOULD MAKE AN IDEAL FIRST PURCHASE \*\* We are delighted to offer to the open market for sale this superb three bedroom mid-terraced house. The property is set back from the main road and has a grassed pedestrianised area to the front and a parking space to the rear. It is located close to two local schools, shopping facilities in Raby Road, with Hartlepool town centre and the Marina being a short distance away. Features include gas fired central heating, uPVC double glazing and has cavity wall insulation. This home provides good sized living accommodation which briefly comprises: entrance vestibule opening into the hallway, downstairs toilet, spacious lounge with 'Adam' style fire surround, large kitchen/diner with appliances, to the first floor there are three good sized bedrooms and a modern bathroom/WC which has been refitted with a white suite. Externally are easily maintained gardens to front and rear. Fitted carpets are included in the asking price. Internal viewing comes highly recommended to fully appreciate this sensibly priced home. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

## GROUND FLOOR

### ENTRANCE VESTIBULE

uPVC double glazed glass panelled door.

### HALLWAY

Laminate flooring, radiator.

### INNER LOBBY

Staircase to first floor landing, radiator, storage cupboard, glass panelled door opening onto the rear garden.

### CLOAKROOM/WC

White Low level WC, uPVC double glazed window to rear.

### LOUNGE

14'7 x 11'5 (4.45m x 3.48m)

uPVC double glazed window to front aspect, 'Adam' style fire surround with 'coal' effect electric fire, radiator, large storage cupboard.

### DINING KITCHEN

11'7 x 11'4 (3.53m x 3.45m)

Fitted with a quality range of wall, base and drawer units with complementing 'marble' effect roll-top work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, four ring gas hob with illuminating extractor hood above, electric oven, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear.

## FIRST FLOOR LANDING

### BEDROOM1

14'9 x 10'9 (4.50m x 3.28m)

uPVC double glazed window to front, built-in storage, radiator.

### BEDROOM 2

11'1 x 10'9 (3.38m x 3.28m)

uPVC double glazed window to rear, radiator.

### BEDROOM 3

8'7" x 7'6" (2.64 x 2.3)

uPVC double glazed window to front, radiator.

### FAMILY BATHROOM/WC

Modern white and chrome suite comprising: panelled bath, pedestal wash hand basin and low level WC, co-ordinated tiled walls, radiator, built-in storage cupboard.

### EXTERNALLY

Externally the front garden is enclosed and paved, the rear yard is fully enclosed with gated access and timber shed.

### 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.





# Middleton Rd

Approximate Gross Internal Area  
963 sq ft - 89 sq m



#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley 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			67
(69-80) C			
(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	