



**Everett Street, TS26 0JB**  
**3 Bed - House - Mid Terrace**  
**£60,000**

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



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## Everett Street, TS26 0JB

\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A three bedroom mid terraced property which would make an ideal investment opportunity. The home is neutrally decorated throughout, features uPVC double glazing, composite front and back doors and gas central heating. Everett Street links to Jesmond Road and Chester Road which is convenient for both schools and amenities. The full layout comprises: entrance vestibule, through to a good size lounge and into the kitchen. The inner stairwell leads to the first floor and ground floor bathroom. To the first floor are three bedrooms and externally is a small enclosed yard to the rear with gated access.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door with uPVC double glazed fanlight above.

#### FRONT LOUNGE

14'9 x 13' (4.50m x 3.96m)

A good size lounge with uPVC double glazed window to the front, coving to the ceiling, ceiling rose, convector radiator.

#### KITCHEN

12'6 x 6'4 (3.81m x 1.93m)

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer stainless steel sink with dual taps, tiled splashback, recess for gas cooker, space for additional free standing appliances, gas central heating boiler, extractor fan, composite door to the rear yard with uPVC double glazed window to the side, convector radiator.

#### INNER STAIRS

Stairs to the first floor, access to the ground floor bathroom.

#### GROUND FLOOR BATHROOM/WC

8'7 x 5'2 (2.62m x 1.57m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiled splashback, extractor fan, uPVC double glazed window to the rear aspect, convector radiator.

### FIRST FLOOR

#### LANDING

Access to three bedrooms.

#### BEDROOM ONE

8'2 x 11'9 (2.49m x 3.58m)

A good size master bedroom with uPVC double glazed window to the front aspect and convector radiator.

#### BEDROOM TWO

9'7 x 6'9 (2.92m x 2.06m)

uPVC double glazed window to the rear aspect and convector radiator.

#### BEDROOM THREE

8'6 x 6'2 (2.59m x 1.88m)

uPVC double glazed window to the side aspect and convector radiator.

#### EXTERNALLY

To the rear is an enclosed yard with 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<sup>®</sup>**

587 ft<sup>2</sup>  
54.6 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

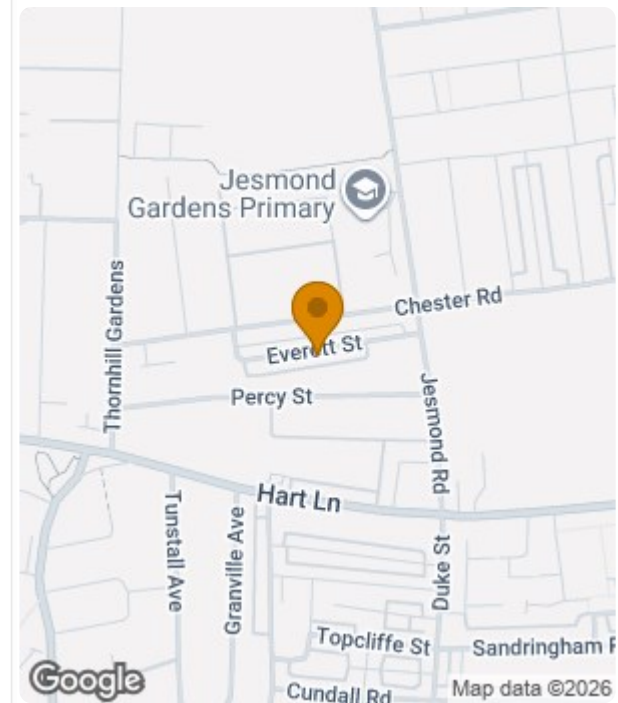
(1) Excluding balconies and terraces

Reduced headroom:

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

106 York Road, Hartlepool, TS26 9DE

Tel: 01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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