



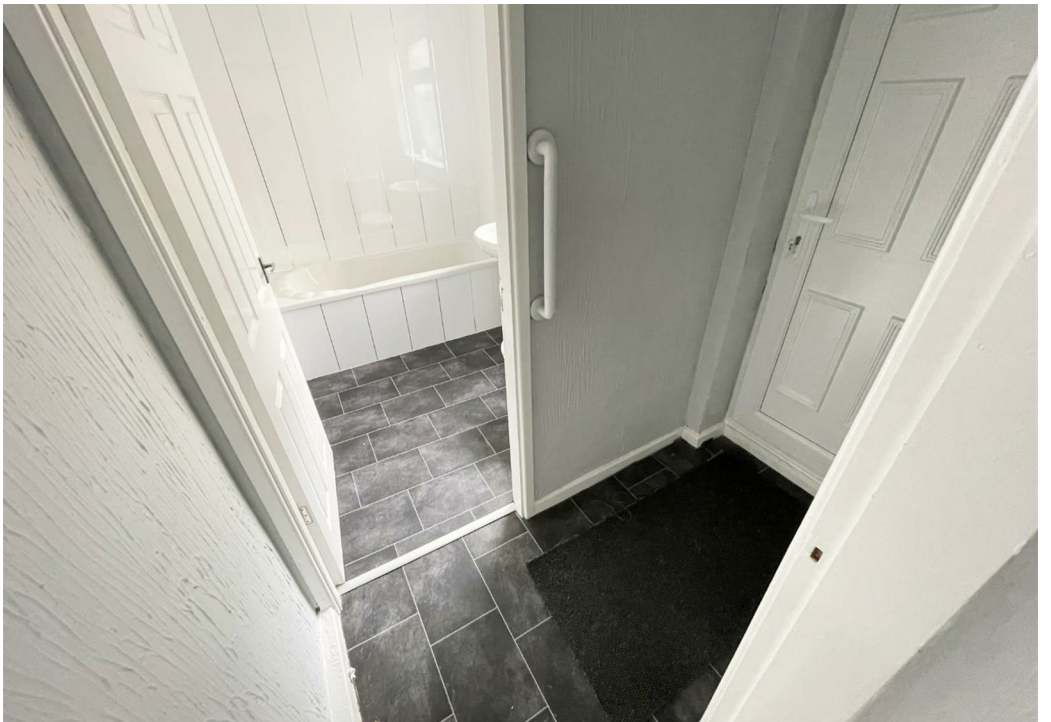
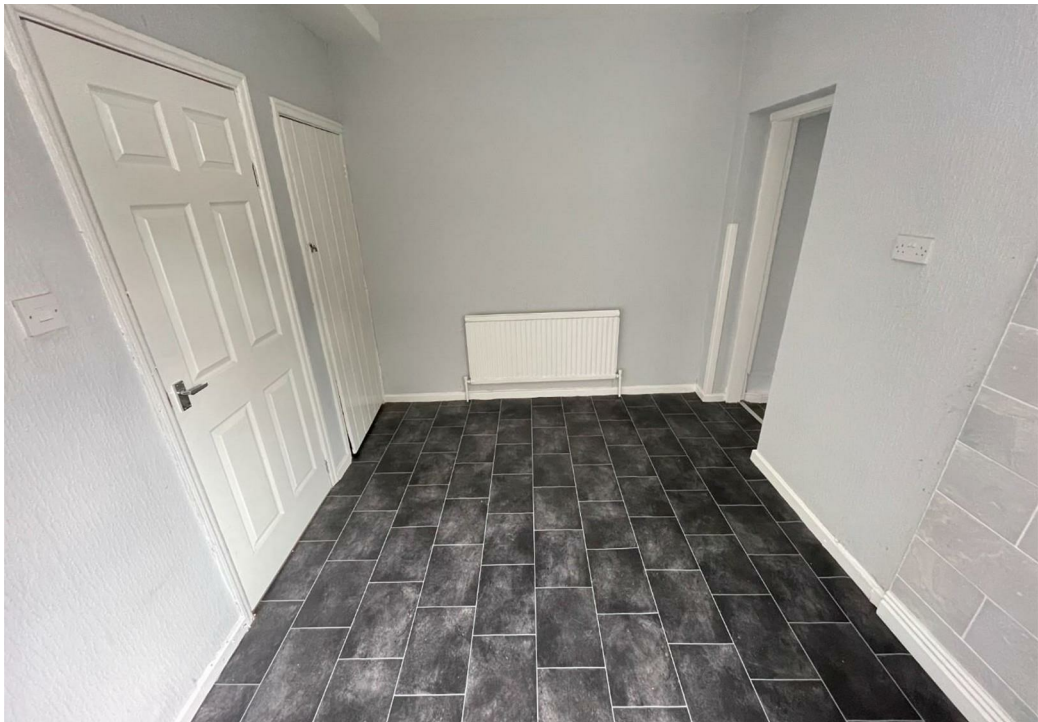
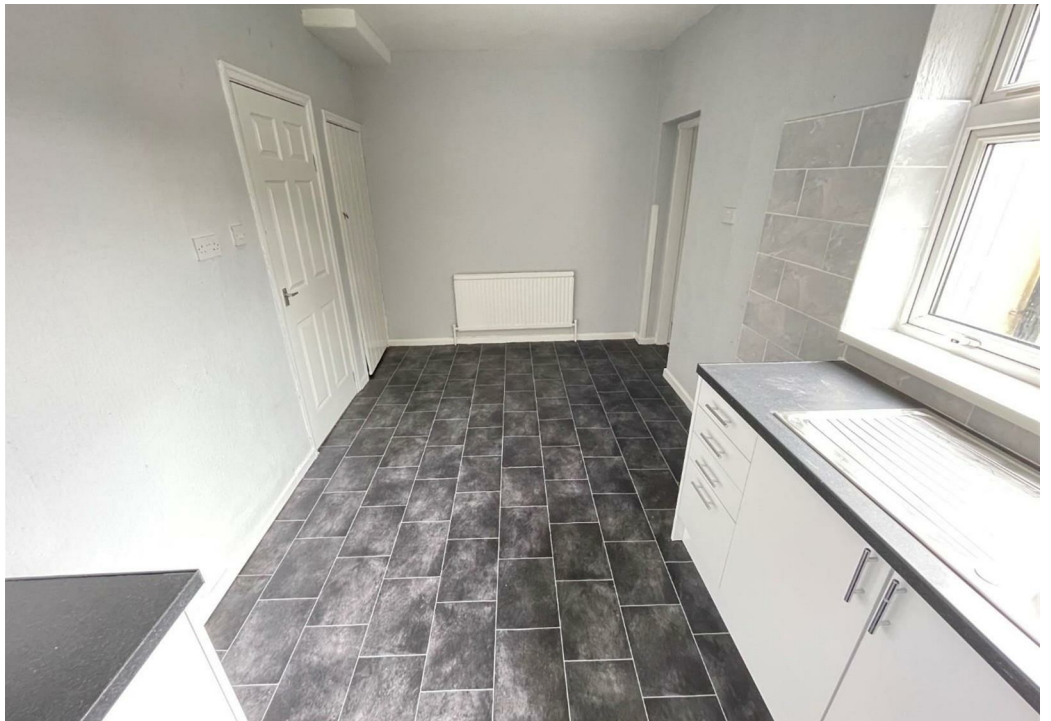
Sydenham Road, TS25 1PZ
3 Bed - House - Mid Terrace
£65,000

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

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***** NO CHAIN INVOLVED ***** A spacious three bedroom mid terraced property offering recently improved accommodation. The home would make an ideal purchase for a first time buyer or for a buy to let investor having been recently redecorated and benefits from new flooring throughout. The accommodation is warmed by gas central heating, features part uPVC double glazing and briefly comprises: entrance vestibule through to a spacious bay fronted lounge leading through to the full width kitchen/diner which is fitted with units to base and wall level with further space for free standing appliances. The rear lobby gives access to the yard and ground floor bathroom which incorporates a three piece white suite, whilst to the first floor from the landing is access to three bedrooms. Externally is a low maintenance palisade to the front and an enclosed yard to the rear with gated access. Sydenham Road is located within close proximity of local schools and amenities.





GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, newly fitted carpet, stairs to the first floor, access to:

LOUNGE

15'8 x 13'11 (4.78m x 4.24m)

A generous lounge with uPVC double glazed bay window to the front aspect, feature fire surround with electric fire, newly fitted carpet, double radiator, access to:

KITCHEN/DINER

17'3 x 8'7 (5.26m x 2.62m)

A full width kitchen/diner 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, recess for washing machine, space for free standing cooker, space for additional free standing appliances, fitted four drawer unit to base level, concealed Baxi gas central heating boiler, tiling to splashback, uPVC double glazed window to the rear aspect, 'tile' effect vinyl flooring, built-in storage cupboard, single radiator, access to:

REAR LOBBY

Newly fitted uPVC double glazed door to the rear yard, 'tile' effect vinyl flooring, access to:

GROUND FLOOR BATHROOM/WC

7'3 x 6'11 (2.21m x 2.11m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, panelling to splashback, uPVC double glazed window to the side aspect, single radiator, 'tile' effect vinyl flooring.

FIRST FLOOR

LANDING

Newly fitted carpet, hatch to loft space, access to bedrooms.

BEDROOM 1

14'2 x 11'3 (4.32m x 3.43m)

A good sized master bedroom with uPVC double glazed window to the front aspect, attractive cast iron fire surround, fitted carpet, picture rail, single radiator, built-in storage cupboard with additional uPVC double glazed window to the front aspect.

BEDROOM 2

11' x 10' (3.35m x 3.05m)

Built-in storage cupboard, glazed window to the rear aspect, single radiator.

BEDROOM 3

7'5 x 6'10 (2.26m x 2.08m)

Glazed window to the rear aspect, newly fitted carpet, single radiator.

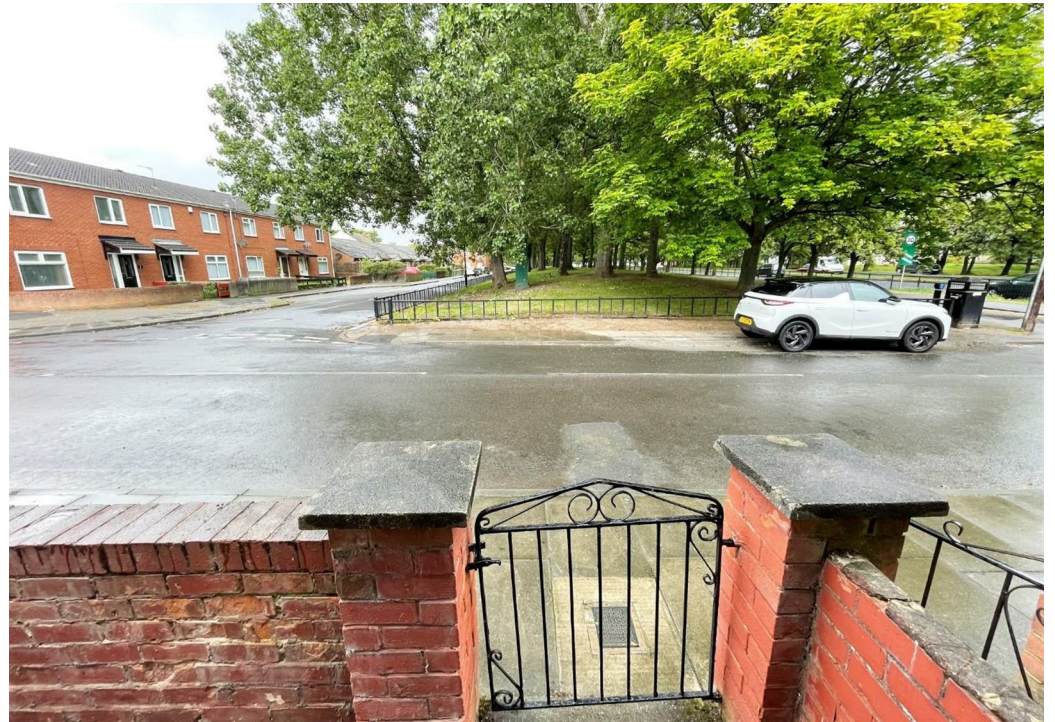
OUTSIDE

The property features a low maintenance palisade to the front, with an enclosed yard to the rear featuring 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.





Sydenham Road
Approximate Gross Internal Area
863 sq ft - 80 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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