A conveniently located TWO BEDROOM mid terraced property which would make an ideal investment opportunity. The home is sold with a long term tenant in situ and features a deceptively spacious layout with two reception rooms and a first floor bathroom. The accommodation has an external render, uPVC double glazing and gas central heating. The full layout comprises: entrance vestibule through to the hall with stairs to the first floor and access to two connecting reception rooms, the rear reception room links to the kitchen. To the first floor, from the half landing is access to the bathroom, whilst the main landing gives access to both bedrooms. Externally is an enclosed yard to the rear. Stirling Street is located between Stratford Road and Oxford Road.

Stirling Street, Hartlepool, TS25 5AL
2 Bed - House - Mid Terrace
£47,950
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Stirling Street, Hartlepool, TS25 5AL

GROUND FLOOR

ENTRANCE VESTIBULE
Accessed via uPVC double glazed entrance door, glazed internal door through to the hall.

ENTRANCE HALL
Staircase to the first floor, coving to ceiling, double radiator, access to two connecting reception rooms.

FRONT RECEPTION ROOM
10'4 x 9'3 (3.15m x 2.82m)
uPVC double glazed window to the front aspect, dado rail, deep coved ceiling, single radiator, archway dividing the rear reception room.

REAR RECEPTION ROOM
12'1 x 12'5 (3.68m x 3.78m)
Feature fire surround, uPVC double glazed window to the rear aspect, under stairs storage cupboard, dado rail, coving to ceiling.

KITCHEN
5'11 x 15'9 (1.80m x 4.80m)
Fitted with a range of units to base and wall level, roll-top work surfaces in an 'L' shaped layout, inset single drainer sink, recess for washing machine, space for free standing gas cooker, glazed door to the side, uPVC double glazed window to the side aspect, single radiator.

FIRST FLOOR; HALF LANDING
Access to the bathroom.

BATHROOM/WC
6'4 x 8'5 (1.93m x 2.57m)
Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, double radiator.

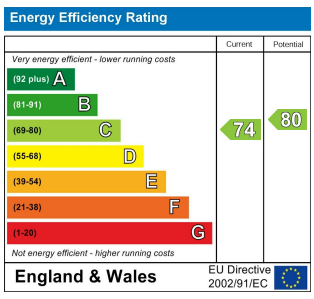
MAIN LANDING
Access to both bedrooms, hatch to loft space.

BEDROOM ONE
11'7 x 9'1 (3.53m x 2.77m)
Wall to wall fitted wardrobes, uPVC double glazed window to the front aspect, single radiator.

BEDROOM TWO
8'5 x 9'9 (2.57m x 2.97m)
Built-in storage to both alcoves, uPVC double glazed window to the rear aspect, single radiator.

EXTERNALLY
The property features an enclosed yard to the rear.

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.



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, conveyancing and removal 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
01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS ESTATE AGENTS