



Richardson Street, TS26 8RB
2 Bed - House - Mid Terrace
£65,000

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



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ESTATE AGENTS



Richardson Street, TS26 8RB

**** SOLD WITH EXISTING LONG TERM TENANT ** IDEAL INVESTMENT PROPERTY ** £500PCM RENTAL INCOME **** A modern two bedroom mid terraced property occupying a pleasant position overlooking a large green/park area. The home offers a healthy 9.2% rental yield and comes with an internal viewing recommended. The accommodation features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule through to a good size lounge, kitchen with space for free standing appliances, rear lobby with door to the yard and the ground floor bathroom which incorporates a three piece white suite and chrome fittings. To the first floor are two bedrooms, with the spacious master bedroom enjoying pleasant views. Externally is a low maintenance yard to the rear with gated access. Richardson Street is located within walking distance of schools and amenities.

GROUND FLOOR

ENTRANCE VESTIBULE

3'10 x 2'11 (1.17m x 0.89m)

Accessed via composite entrance door with uPVC double glazed fanlight above, fitted carpet, internal door through to:

FRONT LOUNGE

14'5 x 13'8 (4.39m x 4.17m)

A good size lounge with uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

INNER STAIRS

Staircase to the first floor, fitted carpet, convector radiator, access to:

KITCHEN

11'10 x 4'11 (3.61m x 1.50m)

Fitted with a range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, space for gas cooker with extractor over, recess for washing machine, recess for free standing fridge/freezer, panelling to splashback, wall mounted Baxi Duo Tec boiler, uPVC double glazed window to the side aspect, vinyl flooring, convector radiator.

REAR LOBBY

uPVC double glazed door to the rear yard, access to the ground floor bathroom.

GROUND FLOOR BATHROOM/WC

9' x 6'4 (2.74m x 1.93m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with mixer tap, close coupled WC, panelling to walls and ceiling, vinyl flooring, uPVC double glazed window to the rear aspect, convector radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

13'9 x 10'11 (4.19m x 3.33m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO

8'6 x 6'9 (2.59m x 2.06m)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

EXTERNALLY

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

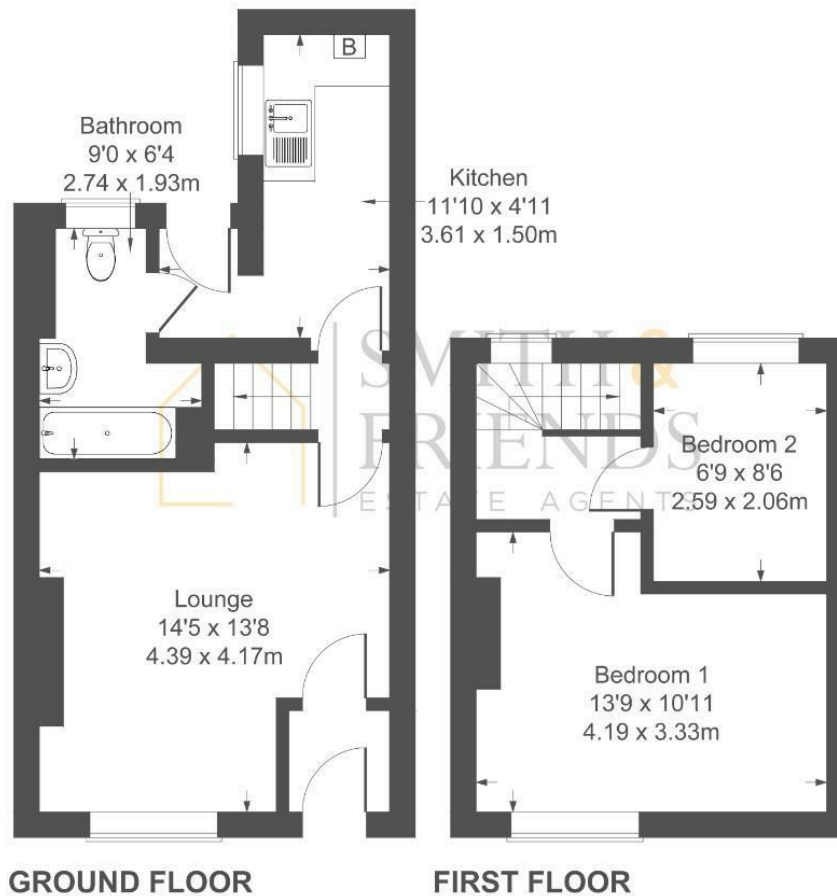
NB

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.



Richardson Street

Approximate Gross Internal Area
588 sq ft - 55 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | 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.

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