



*** NO CHAIN INVOLVED *** A spacious mid terraced property which features TWO BEDROOMS, TWO RECEPTION ROOMS & TWO BATHROOMS. A unique opportunity, offering partly improved and upgraded accommodation, with undoubted further potential and a custom layout that briefly comprises: entrance vestibule, good size lounge with log burning stove, rear reception room with exposed brick chimney, fire recess and French doors to the rear yard, kitchen area measuring close to 16ft in length, two good size bedrooms, the master with a modern en-suite shower room, bedroom two is served by a partly refitted bathroom, incorporating a three piece white suite. A useful attic room completes the internal accommodation and offers a variety of uses. Externally is an enclosed yard to the rear with gated access. Leamington Parade is well situated within close proximity of schools and amenities. **VIEWING RECOMMENDED.**

Leamington Parade, Hartlepool, TS25 5AF

3 Bed - House - Mid Terrace

£70,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



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ESTATE AGENTS

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, double radiator.

LOUNGE

14' x 12'9 (4.27m x 3.89m)

Exposed brick fire surround with cast iron log burning fire, uPVC double glazed window to the front aspect (in need of attention), turned stairs to the first floor with under stairs storage, convector radiator, archway to:



REAR RECEPTION ROOM

17' x 9' (5.18m x 2.74m)

uPVC double glazed French doors to the rear yard, exposed brick chimney with fire recess, useful cloaks cupboard offering possible use as a guest cloakroom/ground floor WC.



KITCHEN AREA

15'11 x 6'5 (4.85m x 1.96m)

Stripped back to offer a prospective buyer scope to add their own kitchen, whilst currently featuring tiled flooring, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear yard.

FIRST FLOOR

LANDING

Access to both bedrooms, bathroom and attic room.



BEDROOM ONE

12'10 x 10'6 (3.91m x 3.20m)

uPVC double glazed window to the front aspect, single radiator.

EN-SUITE SHOWER ROOM/WC

6'8 x 6' (2.03m x 1.83m)

Fitted with a three piece suite comprising: double shower cubicle with electric Gainsborough shower, protective curved glass shower screen, inset wash hand basin with chrome mixer tap and vanity drawers below, close coupled WC, attractive tiling to walls, vinyl flooring, uPVC double glazed window to the front aspect, chrome heated towel radiator.



BEDROOM TWO

10'6 x 9'2 (3.20m x 2.79m)

uPVC double glazed window to the rear aspect, gas central heating boiler to alcove.



MAIN BATHROOM/WC

6'1 x 5'11 (1.85m x 1.80m)

Fitted with a three piece suite comprising: bath with central mixer tap and shower attachment (panel missing), inset wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, vinyl flooring, uPVC double glazed window to the rear aspect.

ATTIC ROOM

15'4 x 11'4 (4.67m x 3.45m)

A generous attic room with large double glazed Velux window to the rear aspect, fitted carpet, lighting, sockets and ample eaves storage.

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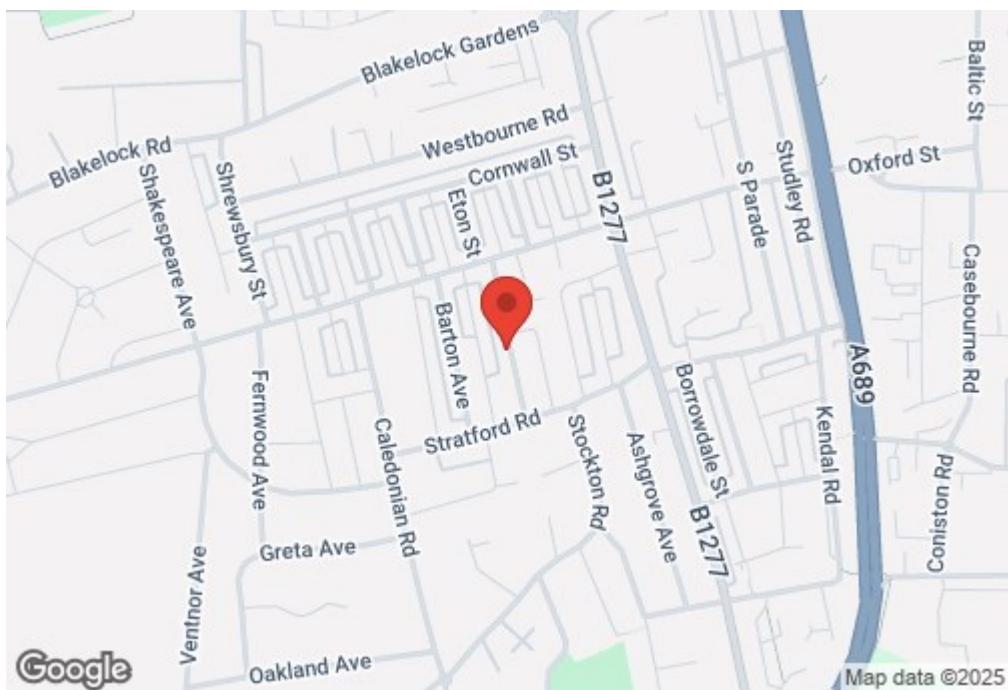


EXTERNALLY

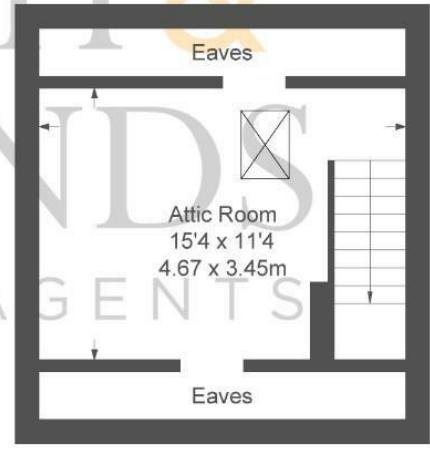
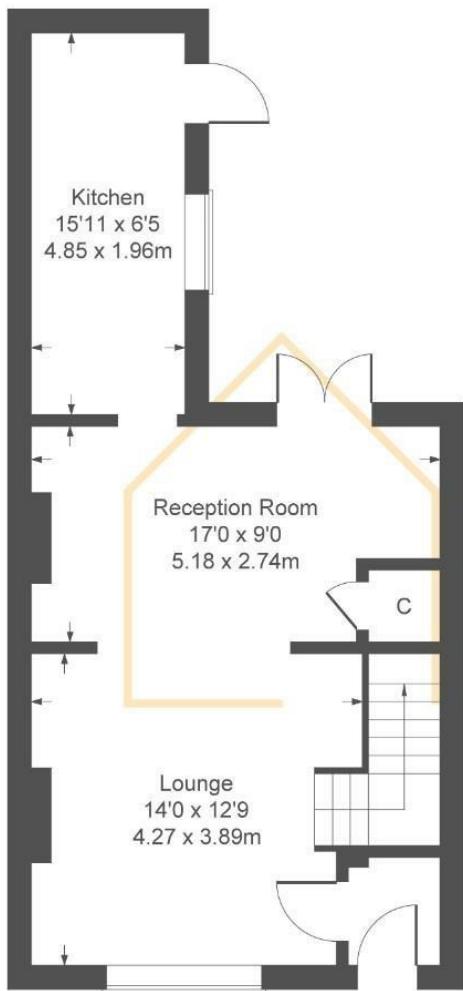
The property features an enclosed yard to the rear, with the recent addition of a timber gate.

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.



Approximate Gross Internal Area
1048 sq ft - 97 sq m



GROUND FLOOR

FIRST FLOOR

ATTIC

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		68
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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