



Percy Street, TS26 0HT
3 Bed - House - Semi-Detached
£140,000

Council Tax Band: B
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Percy Street, TS26 0HT

**** CHAIN FREE **** An impressive **THREE BEDROOM** semi-detached property which offers spacious and well proportioned accommodation with a rear extension, fitted kitchen and modern upgraded shower room. An ideal purchase for family requirements with two reception rooms, dining room and generous **SOUTH FACING REAR GARDEN**. The home further benefits from gas central heating, uPVC double glazing and useful off street parking. The full layout comprises: welcoming entrance hall with stairs to the first floor and access into a bay fronted reception room, dining room and 'L' shaped family area/kitchen. To the first floor are three bedrooms, bedrooms one and two both have fitted wardrobes, the modern refitted shower room has a white suite which incorporates a three piece suite with chrome fittings. Externally, the property is positioned on a generous plot, with the enclosed rear garden being laid to lawn with well stocked borders and patio area. The enclosed front garden has been block paved for easy maintenance. To the side of the property is a long driveway leading to the rear.

GROUND FLOOR

ENTRANCE HALLWAY

5'11 x 13'1 (1.80m x 3.99m)
uPVC double glazed glass panelled door, radiator, staircase to first floor landing.

LOUNGE

12'4 x 10'10 (3.76m x 3.30m)
uPVC double glazed bay window to front, living flame 'coal' effect gas fire with surround, radiator, sliding glass panelled doors opening into the dining room.

DINING AREA

12'5 x 11'11 (3.78m x 3.63m)
Living flame 'coal' effect gas fire with surround, radiator, glass panelled doors opening into the family room.

'L' SHAPED OPEN PLAN FAMILY ROOM/KITCHEN

FAMILY AREA

5'11 x 8'4 (1.80m x 2.54m)
uPVC sliding patio doors opening onto the rear garden, radiator, opening into:

KITCHEN AREA

16'7 x 8'9 (5.05m x 2.67m)
Fitted with a range of wall, base and drawer units with matching worktops, stainless steel sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, integrated fridge and freezer, plumbing for washing machine, two uPVC double glazed windows, uPVC double glazed glass panelled door.

FIRST FLOOR; LANDING

3' x 8'8 (0.91m x 2.64m)
uPVC double glazed window, loft access.

BEDROOM (front)

9'3 x 13'11 (2.82m x 4.24m)
uPVC double glazed bay window, fitted wardrobes, radiator.

BEDROOM (rear)

8'7 x 11'10 (2.62m x 3.61m)
uPVC double glazed window to rear, fitted wardrobes, radiator.

BEDROOM (front)

7'5 x 6'7 (2.26m x 2.01m)
uPVC double glazed window to front.

FAMILY SHOWER ROOM/WC

7'4 x 7'5 (2.24m x 2.26m)
Modern white and chrome suite comprising: double width walk-in shower with wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC; heated chrome towel rail, uPVC double glazed window.

EXTERNALLY

Positioned on a generous plot, the enclosed rear garden is laid to lawn with well stocked borders and patio area. The enclosed front garden has been block paved for easy maintenance. To the side of the property is a long driveway leading to 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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
973 ft²
90.4 m²

(1) Excluding balconies and terraces

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) A		
(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	69	80
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

