



Mulgrave Road, TS26 8EF
2 Bed - House - Mid Terrace
£47,950

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



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Mulgrave Road, TS26 8EF

*** NO CHAIN INVOLVED *** A conveniently located two bedroom mid terraced property which benefits from two reception rooms and a first floor bathroom. The home would make an ideal purchase for a buy to let investor with features including gas central heating and uPVC double glazing. The full layout comprises; entrance vestibule through to the entrance hall with stairs to the first floor and access to both reception rooms, the rear reception room linking to the kitchen. To the first floor, from the half landing is access to the bathroom which incorporates a three piece white suite. The main landing gives access to two generous bedrooms and externally is a low maintenance yard to the rear with gated access. Mulgrave Road is located off Grange Road, close to both schools and amenities and within a short stroll of Hartlepool town centre.

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, high coved ceiling.

ENTRANCE HALL

Access to both reception rooms, spindled staircase to the first floor, convector radiator.

FRONT LOUNGE

11'6 x 10'0 (3.51m x 3.05m)

Two uPVC double glazed windows to the front aspect, feature fire surround with electric fire, detailed ceiling with deep coving, convector radiator, archway through to the rear reception room.

REAR RECEPTION ROOM

11'6 x 11'0 (3.51m x 3.35m)

Ideally situated off the kitchen with uPVC double glazed window looking out to the rear yard, under stairs storage cupboard, convector radiator.

KITCHEN

8'8 x 6'3 (2.64m x 1.91m)

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 free standing gas cooker, tiling to splashback, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear yard, walk-in storage area with gas central heating boiler, convector radiator.

FIRST FLOOR; HALF LANDING

Stairs to the main landing, access to the bathroom.

BATHROOM/WC

6'4 x 5'11 (1.93m x 1.80m)

Fitted with a three piece suite comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, convector radiator.

MAIN LANDING

Hatch to loft space, access to both bedrooms.

BEDROOM ONE

15'2 x 10'1 (4.62m x 3.07m)

A good size master bedroom with uPVC double glazed window to the front aspect, convector radiator.

BEDROOM TWO

11'0 x 8'8 (3.35m x 2.64m)

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

EXTERNALLY

The property features an enclosed yard to the rear with gated access and storage.

NB 1

All services/appliances have not and will not be tested.

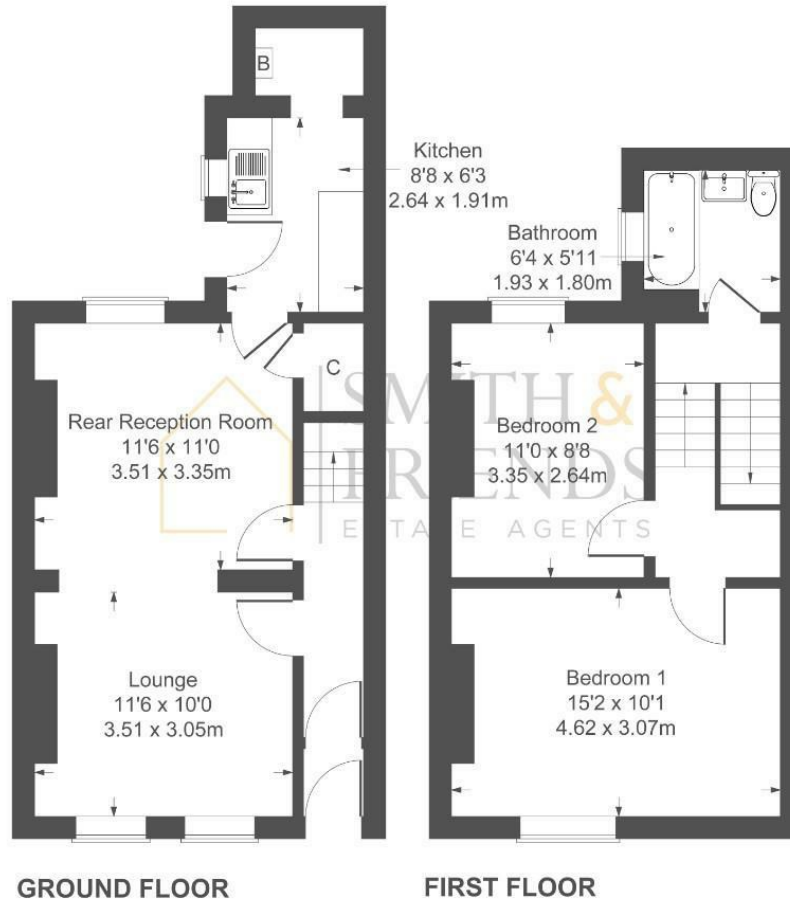
NB 2

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.



Mulgrave Road

Approximate Gross Internal Area
762 sq ft - 71 sq m



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		
(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		

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