



**Collingwood Road, TS26 8QT**  
**3 Bed - House - Mid Terrace**  
**£65,000**

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



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## Collingwood Road, TS26 8QT

An ideal investment opportunity, this very spacious bay fronted property comes with viewing recommended. It is well positioned close to local amenities and within walking distance of Hartlepool town centre. The property benefits from uPVC double glazing and gas central heating, with the accommodation briefly comprising of: entrance, hallway, lounge and dining area, kitchen and downstairs toilet. The first floor has a coloured bathroom and two double bedrooms. Bedroom three is on the second floor. Externally is an enclosed rear yard.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

uPVC double glazed glass panelled door, door into the hallway.

#### HALLWAY

3'4 x 9'9 (1.02m x 2.97m)  
Staircase to first floor landing, radiator.

#### LOUNGE

12'6 x 11' (3.81m x 3.35m)  
uPVC double glazed bay window to front, living flame 'pebble' effect gas fire with surround, radiator.

#### SECOND RECEPTION ROOM/DINING ROOM

11'9 x 11' (3.58m x 3.35m)  
uPVC double glazed French doors opening onto the rear garden, understairs storage cupboard, radiator, double doors into the lounge.

#### KITCHEN

7'6 x 11'1 (2.29m x 3.38m)  
Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, gas hob, oven and extractor, plumbing for washing machine, space for fridge and freezer.

#### REAR LOBBY

uPVC door to rear yard, door into downstairs toilet.

#### DOWNSTAIRS TOILET

4'10 x 5'6 (1.47m x 1.68m)  
Low level WC, wash hand basin, plumbing for washing machine.

### FIRST FLOOR

#### BATHROOM/WC

7'6 x 7'1 (2.29m x 2.16m)  
Corner bath, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

#### BEDROOM 1 (front)

15'3 x 11'1 (4.65m x 3.38m)  
uPVC double glazed window, built-in storage, radiator.

#### BEDROOM 2 (rear)

8'9 x 11'1 (2.67m x 3.38m)  
uPVC double glazed window, radiator.

#### LANDING

Staircase to third bedroom.

### SECOND FLOOR

#### BEDROOM 3

15'4 x 18'3 (4.67m x 5.56m)  
Dormer window to front, built-in storage, radiator.

#### EXTERNALLY

Enclosed rear yard with gated access, small palisade to front.

#### NB 1

Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

#### 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.





Approximate total area<sup>(1)</sup>  
1157 ft<sup>2</sup>  
107.4 m<sup>2</sup>

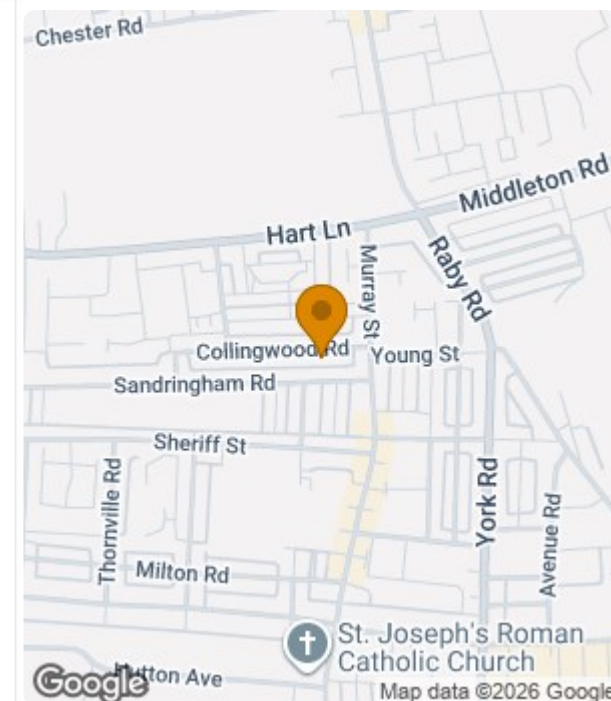
Reduced headroom  
56 ft<sup>2</sup>  
5.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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                             | 67                      | 76        |
|                                             | 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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