



Public Notice

Address: 14 Uppingham Street, Hartlepool, TS25 5RS

We are acting in the sale of the above property and have received an offer of £38,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating D

An ideal investment purchase or a first time buyer purchase, this two bedroom mid terrace house is located close to shops, schools and local amenities. Warmed by gas central heating and has double glazed windows. The accommodation comprises: entrance, spacious lounge, inner hall, fitted kitchen, rear lobby and a ground floor bathroom. To the first floor are two bedrooms. Externally, to the rear is a fully enclosed yard and street parking to the front of the property. EPC RATING: D

Uppingham Street, Hartlepool, TS25 5RS

2 Bed - House - Mid Terrace

£39,950

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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GROUND FLOOR

ENTRANCE

uPVC front entrance door, carpet flooring, alarm system.

LOUNGE

12'11 x 14'11 (3.94m x 4.55m)

Front double glazed window, carpet flooring, fire surround, radiator.

KITCHEN

16'02 x 5'05 (4.93m x 1.65m)

Flooring, two side double glazed windows, radiator, electric hob, gas boiler.

LOBBY

Double glazed rear door.

GROUND FLOOR BATHROOM/WC

8'08 x 6'06 (2.64m x 1.98m)

Rear double glazed window, WC, wash hand basin, bath, radiator.

FIRST FLOOR LANDING

Rear double glazed window, carpet flooring.

BEDROOM ONE

12'02 x 12'10 (3.71m x 3.91m)

Front double glazed window, carpet flooring, radiator, storage cupboard.

BEDROOM TWO

9'00 x 6'05 (2.74m x 1.96m)

Rear double glazed window, carpet flooring, low level bulk head, radiator, loft access.

EXTERNAL

Rear yard and street parking to the front of the property.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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