



*** NO CHAIN INVOLVED *** A conveniently located THREE BEDROOM mid terraced property which would make an ideal investment opportunity, with deceptively spacious accommodation that features TWO RECEPTION ROOMS. Internal viewing recommended. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor, dual aspect lounge, separate sitting room, rear lobby, kitchen, three good size bedrooms and first floor bathroom. Externally, the property features a low maintenance palisade to the front and an enclosed courtyard to the rear. Patterdale Street is well situated within walking distance of schools and amenities, with access via Sydenham Road and Kathleen Street.

Patterdale Street, Hartlepool, TS25 1RQ

3 Bed - House - Mid Terrace

£65,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Patterdale Street, Hartlepool, TS25 1RQ



GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, staircase to the first floor, access to both reception rooms.

DUAL ASPECT LOUNGE

16'10 x 10'9 (5.13m x 3.28m)

A good size dual aspect lounge with uPVC double glazed windows to both the front and rear aspects, modern laminate flooring, coving to ceiling, single radiator.

ADDITIONAL SITTING ROOM

15'3 into bay x 9'11 (4.65m into bay x 3.02m)

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

REAR LOBBY

Useful under stairs storage area, door to the rear yard, access to:

KITCHEN

9'11 x 7'10 (3.02m x 2.39m)

Fitted with a range of units to base and wall level with work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, recess for washing machine, space for additional appliances, Ideal Logic combi boiler, uPVC double glazed window to the rear aspect, laminate flooring, single radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, hatch to loft space, access to:

BEDROOM ONE

12'7 x 9'11 excluding entrance (3.84m x 3.02m excluding entrance)

A good size master bedroom with built-in storage cupboard, uPVC double glazed window to the front aspect, single radiator.

BEDROOM TWO

10'9 x 10'5 (3.28m x 3.18m)

uPVC double glazed window to the front aspect, built-in storage cupboard, single radiator.

BEDROOM THREE

7'11 x 6'8 (2.41m x 2.03m)

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

BATHROOM/WC

7'5 x 6'2 (2.26m x 1.88m)

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

EXTERNALLY

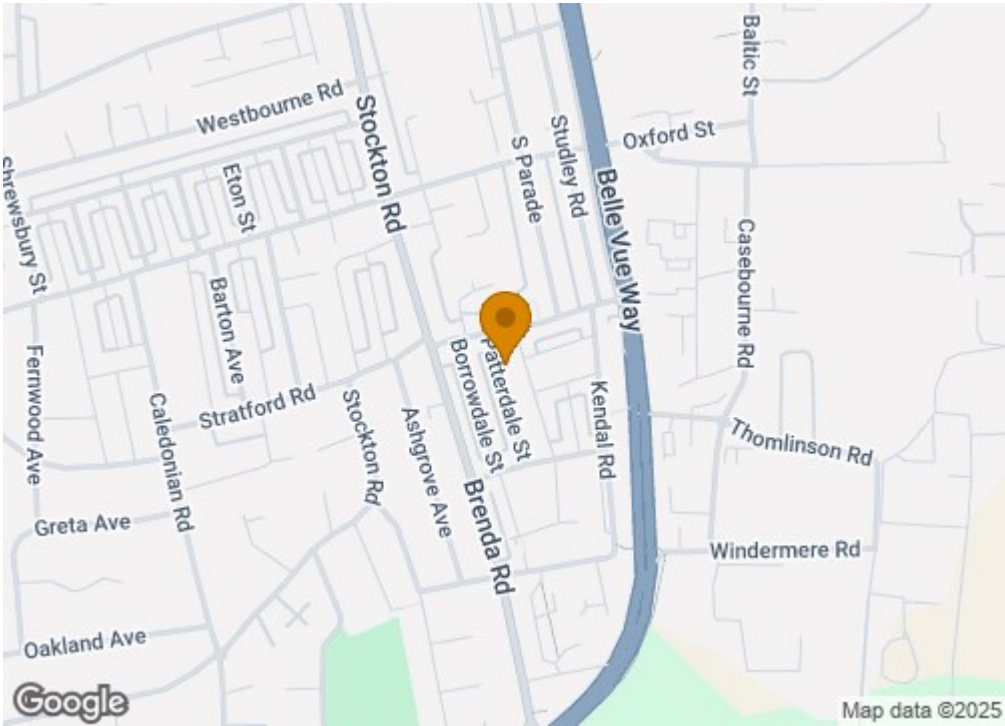
The property features a low maintenance palisade style to the front, with an enclosed rear yard offering gated access and storage.

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.



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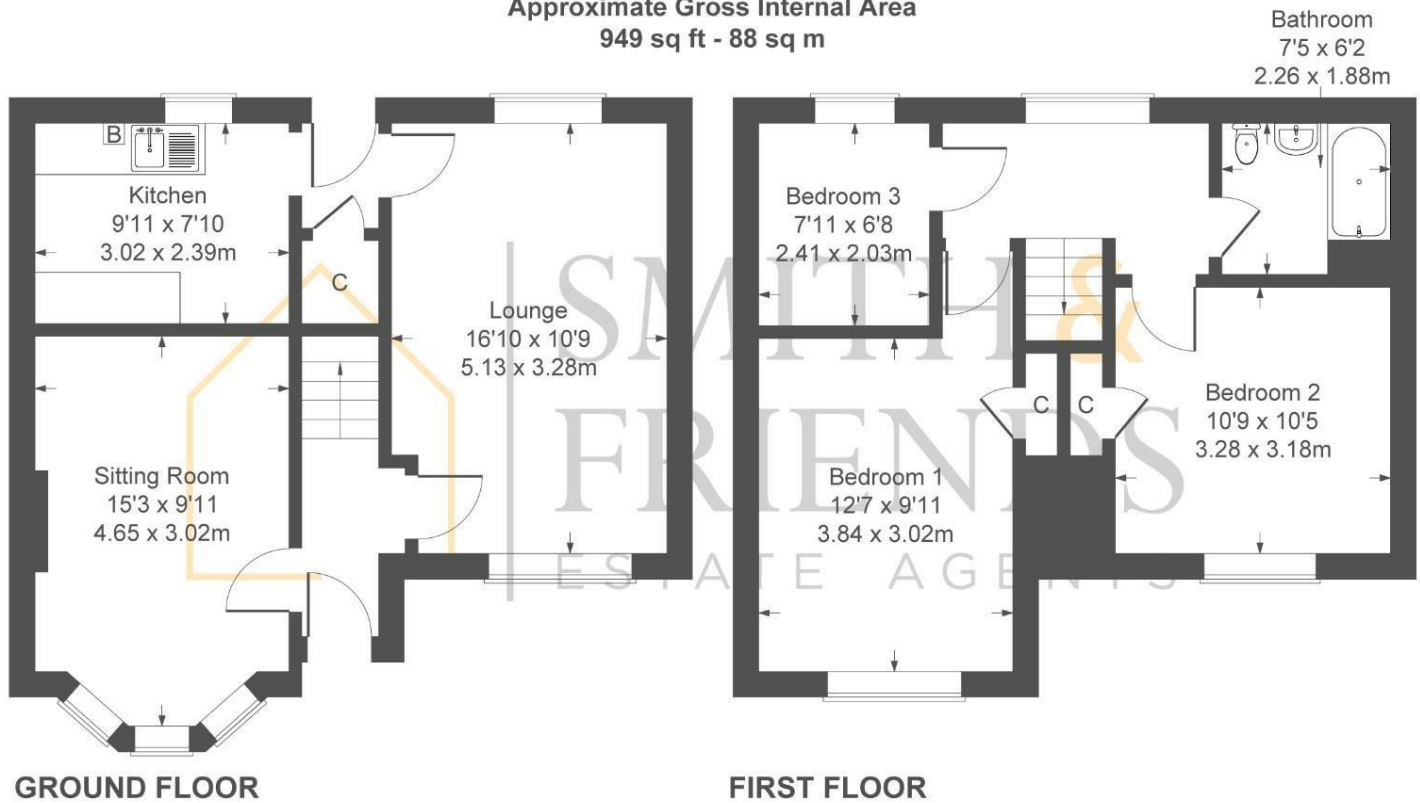


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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7 Patterdale Street

Approximate Gross Internal Area
949 sq ft - 88 sq m



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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