Grasmere Street, TS26 9AT
2 Bed - House - Mid Terrace
£45,000

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

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Grasmere Street, TS26 9AT

*** NO CHAIN INVOLVED *** A conveniently located two bedroom terraced property which would make an ideal purchase a for a buy to let investor. The home offers accommodation that features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule, through to a good size lounge with inner stairs leading through to the kitchen, rear lobby and ground floor bathroom which incorporates a three piece suite. To the first floor are two bedrooms, with a good size master bedroom and smaller second bedroom. Externally is a low maintenance enclosed yard to the rear with gated access. Grasmere Street is located off Elwick Road and close to Hartlepool town centre.

GROUND FLOOR

ENTRANCE VESTIBULE
Accessed via uPVC double glazed entrance door, internal door through to the lounge.

LOUNGE
15'9 x 13'11 (4.80m x 4.24m)
A good size lounge with uPVC double glazed window to the front aspect, ornate coving to ceiling, central ceiling rose, fire surround with 'marble' style back and base, double radiator.

INNER STAIRS
Staircase to the first floor, access to the kitchen.

KITCHEN
16'2 x 6'5 (4.93m x 1.96m)
Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for gas cooker, tiling to splashback, space for additional free standing appliances, gas central heating boiler, large uPVC double glazed window to the side aspect, part panelled walls, single radiator, archway to:

REAR LOBBY
uPVC double glazed door to the rear yard, access to the ground floor bathroom.

GROUND FLOOR BATHROOM/WC
8'2 x 6'7 (2.49m x 2.01m)
Fitted with a three piece suite comprising: 'Jacuzzi' style panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, extractor fan, uPVC double glazed window to the rear aspect, single radiator.

FIRST FLOOR

LANDING
uPVC double glazed window to the rear aspect, access to both bedrooms.

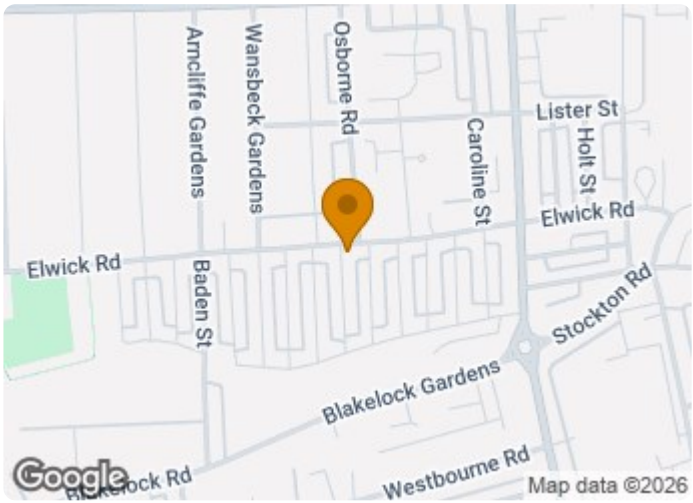
BEDROOM ONE
13'11 x 12'10 narrowing to 9'10 (4.24m x 3.91m narrowing to 3.00m)
A good size master bedroom with uPVC double glazed window to the front aspect, built-in storage cupboard, coving to ceiling, single radiator.

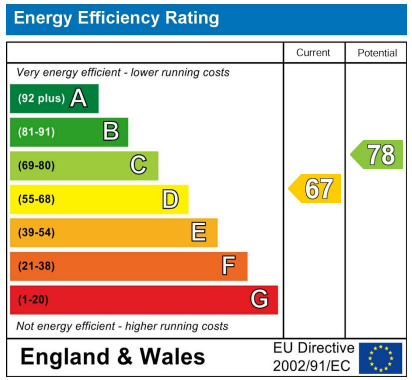
BEDROOM TWO
8'11 x 6'2 (2.72m x 1.88m)
uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.

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

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.





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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