



Kilwick Street, TS24 7QG
3 Bed - House - End Terrace
£55,000

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



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Kilwick Street, TS24 7QG

**** CHAIN FREE **** A deceptively spacious three bedroom end terraced property offering accommodation spread over three floors. The full layout comprises: entrance hall with stairs to the first floor, lounge with double doors through to the dining room and breakfast kitchen, whilst to the first floor there are two double bedrooms and a large family bathroom, bedroom three is accessed from the top floor. Externally is an enclosed yard at the rear. Hartlepool town centre is within a short stroll of the property. EPC RATING: E

GROUND FLOOR

ENTRANCE VESTIBULE

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

HALLWAY

Staircase to first floor landing, under stairs cupboard.

LOUNGE

13'6 x 12' (4.11m x 3.66m)

uPVC double glazed window to front, radiator.

DINING ROOM

12'2 x 9'11 (3.71m x 3.02m)

uPVC double glazed window to rear, radiator.

BREAKFAST KITCHEN

20'2 x 8' (6.15m x 2.44m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, cooker point, plumbing for washing machine, space for fridge and freezer, two uPVC double glazed windows, door opening onto the rear yard.

FIRST FLOOR

FAMILY BATHROOM

Panelled bath, pedestal wash hand basin and low level WC.

BEDROOM 1 (front)

16'5 x 11'11 (5.00m x 3.63m)

uPVC double glazed window to front, radiator, built-in storage.

BEDROOM 2 (rear)

12'1 x 10'4 (3.68m x 3.15m)

uPVC double glazed window to rear, radiator.

BEDROOM 3 (front)

24'3 x 15'7 (7.39m x 4.75m)

uPVC double glazed window to front, radiator, storage cupboard.

EXTERNALLY

Enclosed rear yard.

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.



Kilwick Street

Approximate Gross Internal Area
1501 sq ft - 139 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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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