

\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A deceptively spacious TWO BEDROOM mid terraced property which benefits from TWO RECEPTION ROOMS and first floor bathroom. An ideal purchase for a buy to let investor, with features including gas central heating and uPVC double glazing. The property benefits from recent decoration and new flooring to the lounge, dining room and both bedrooms. The internal layout comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to two connecting reception rooms, the rear reception room linking to the kitchen which features white gloss units. To the first floor, from the half landing is access to the bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance yard to the rear with gated access. Bright Street is located between Roseberry Road and Mulgrave Road, with easy access to amenities and Hartlepool town centre.

**Bright Street, Hartlepool, TS26 8JY**

**2 Bed - House - Mid Terrace**

**£58,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**





**Bright Street, Hartlepool, TS26 8JY**



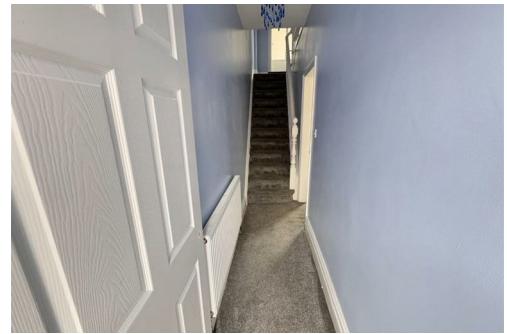
## **GROUND FLOOR**

### **ENTRANCE VESTIBULE**

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, fitted carpet, internal door with glazed fanlight above giving access to the entrance hall.

### **ENTRANCE HALL**

Spindled staircase to the first floor with newel post, fitted carpet, convector radiator.



### **FRONT LOUNGE**

**11'3 x 11' (3.43m x 3.35m)**

uPVC double glazed window to the front aspect, newly fitted carpet, coving to ceiling, convector radiator, archway to:



### **REAR RECEPTION ROOM**

**11'6 x 11'3 (3.51m x 3.43m)**

uPVC double glazed window looking out to the rear yard, newly fitted carpet, built-in storage cupboard to alcove, additional under stairs storage cupboard, wall mounted electric fire, double radiator, access to the kitchen.



### **KITCHEN**

**15'1 x 6'3 (4.60m x 1.91m)**

Fitted with a range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, glass splashback, recess for washing machine, tiled flooring, breakfast bar area with convector radiator below, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear yard.

## **FIRST FLOOR**

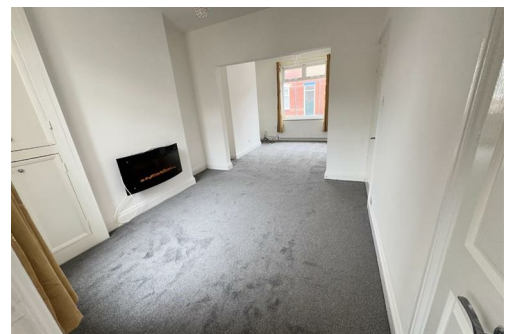
### **HALF LANDING**

Access to the bathroom, stairs to the main landing.

### **BATHROOM/WC**

**6'2 x 5' (1.88m x 1.52m)**

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with central mixer tap, close coupled WC, tiling to splashback, contrasting tiled flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.



### **MAIN LANDING**

Built-in storage cupboard, fitted carpet, access to both bedrooms.



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**BEDROOM ONE**

**14'9 x 11' (4.50m x 3.35m)**

A good size master bedroom with uPVC double glazed window to the front aspect, newly fitted carpet, convector radiator.

**BEDROOM TWO**

**11'6 x 8'4 (3.51m x 2.54m)**

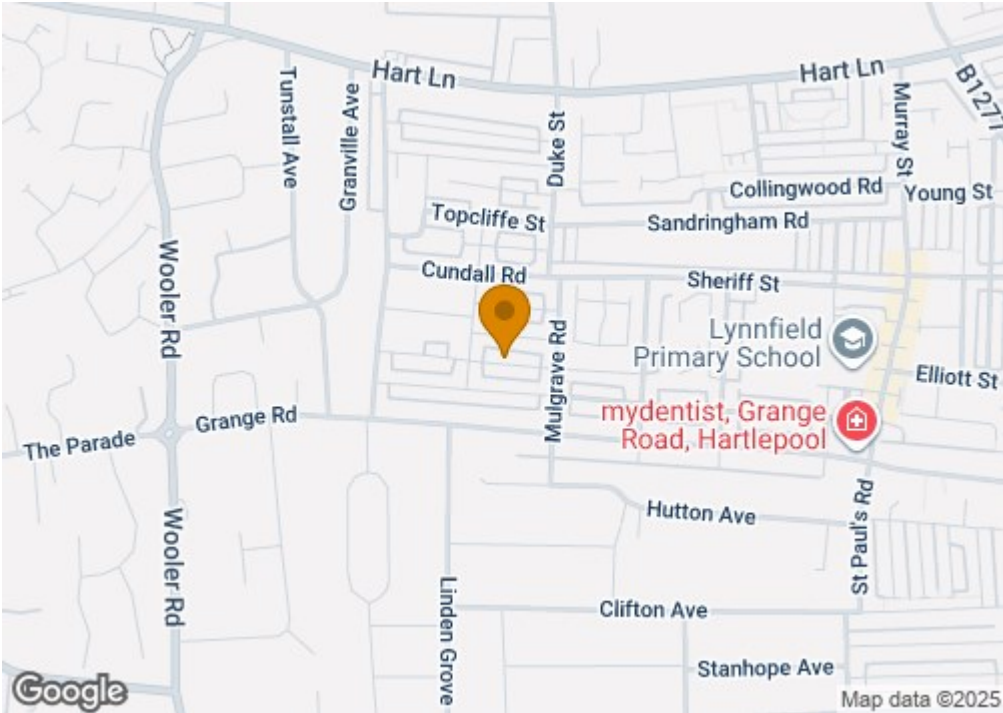
uPVC double glazed window overlooking the rear yard, newly fitted carpet, convector radiator.

**EXTERNALLY**

To the rear of the property is an enclosed yard with gated access.

**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.

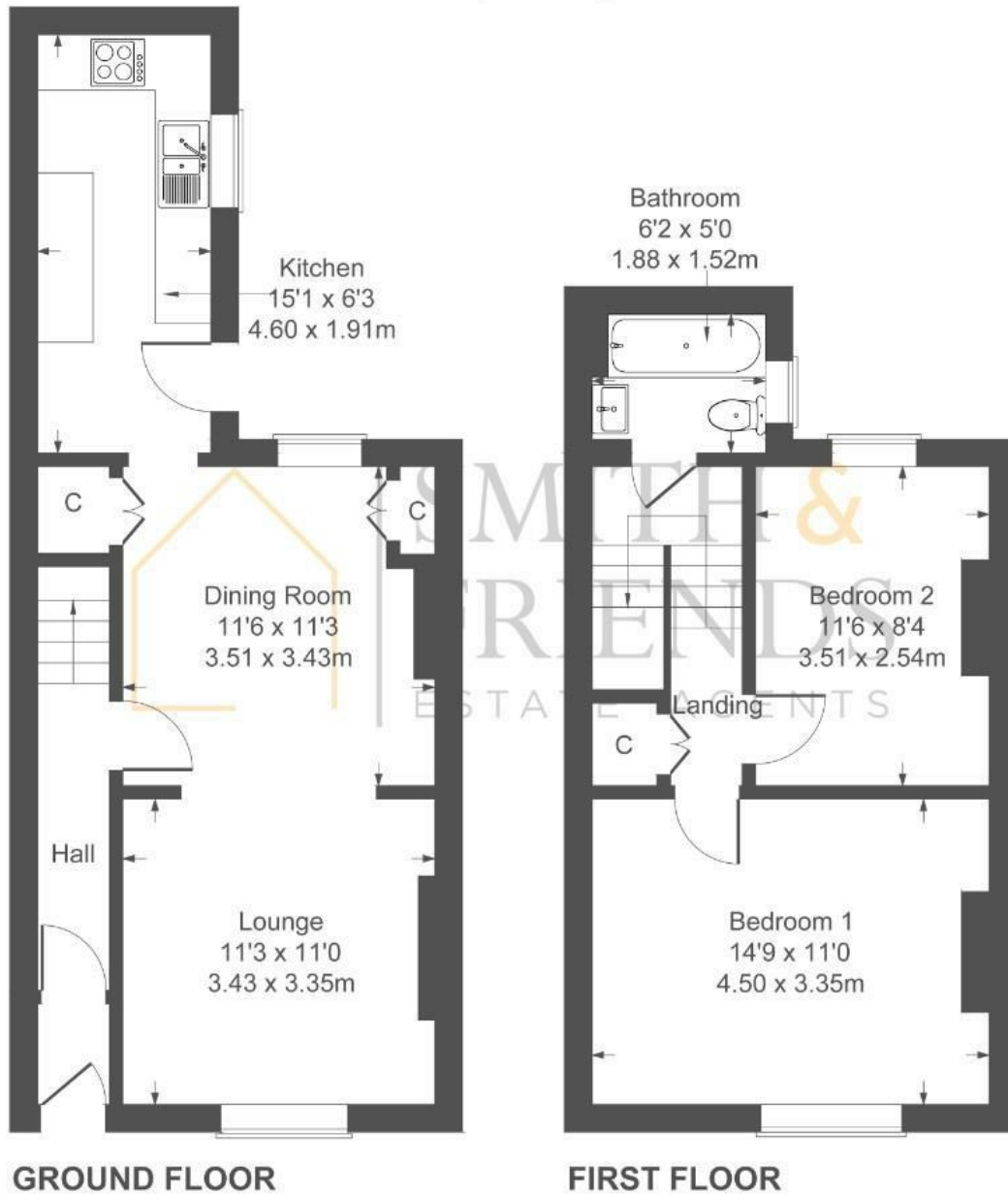


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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## Bright Street

Approximate Gross Internal Area  
791 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**

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.

106 York Road, Hartlepool, TS26 9DE

01429 891100

[hartlepool@smith-and-friends.co.uk](mailto:hartlepool@smith-and-friends.co.uk)

[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

