



**Uppingham Street, TS25 5RS**  
**2 Bed - House - End Terrace**  
**£45,000**

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



**SMITH &  
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ESTATE AGENTS



# Uppingham Street, TS25 5RS

\*\*\* NO CHAIN INVOLVED \*\*\* A conveniently located two bedroom end terraced property which would make an ideal purchase 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 giving access to the first floor and through to the kitchen which is fitted with units to base and wall level with space for free standing appliances. The rear lobby gives access to the ground floor bathroom, whilst to the first floor are two bedrooms and externally is a low maintenance yard to the rear with gated access. Uppingham Street is located between Oxford Road and Cornwall Street with easy access to amenities and within close proximity of Hartlepool town centre.

## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, internal door through to the lounge.

### GOOD SIZE LOUNGE

15' x 12'5 (4.57m x 3.78m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator, access to:

### INNER STAIRS

Stairs to the first floor, fitted carpet, access to kitchen.

### KITCHEN

15'1 x 5'3 (4.60m x 1.60m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, space for free standing cooker, fridge/freezer and washing machine, breakfast bar area, uPVC double glazed window to the side aspect, convector radiator.

### REAR LOBBY

uPVC double glazed door to the rear yard, access to:

### GROUND FLOOR BATHROOM

8'5 x 6' (2.57m x 1.83m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and chrome shower over, pedestal wash hand basin with chrome mixer tap, close coupled WC, panelling to splashback, vinyl flooring, uPVC double glazed window to the rear aspect, convector radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the rear aspect, fitted carpet, access to:

### BEDROOM ONE

12'5 x 12' (3.78m x 3.66m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### BEDROOM TWO

8'9 x 6'4 (2.67m x 1.93m)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator, open storage cupboard, hatch to loft space.

### EXTERNALLY

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

### NB 1

The vendor of this property is a relative of an employee of Smith & Friends Estate Agents Ltd.

### NB 2

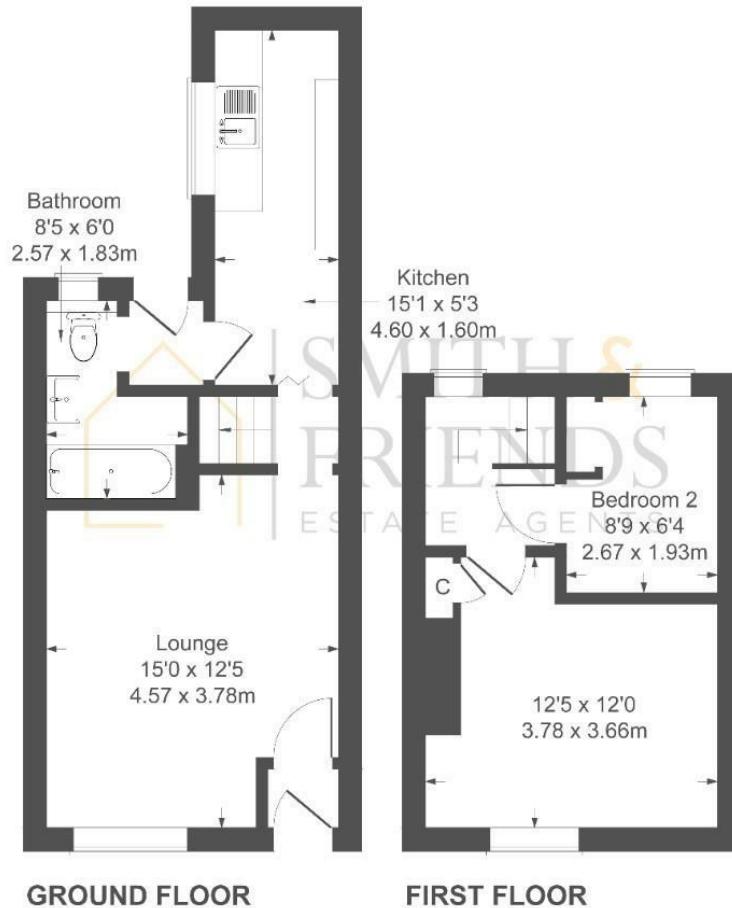
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



# Uppingham Street

Approximate Gross Internal Area

566 sq ft - 53 sq m



Not to Scale. Produced by The Plan Portal 2023

For Illustrative Purposes Only.

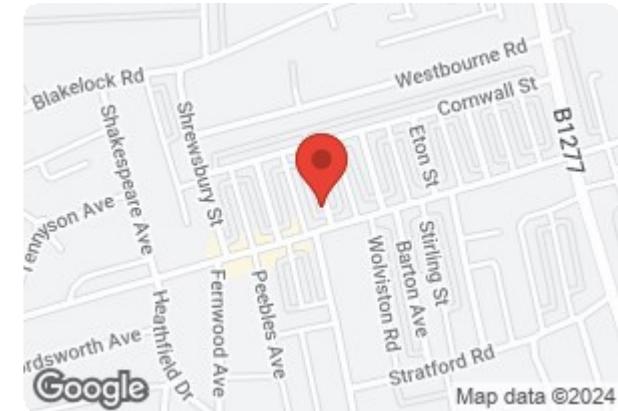
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

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



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