



**\*\*NO UPPER CHAIN \*\*** An outstanding three bedroom mid terraced house which benefits from a modern interior. It is located in a popular residential area and is within easy strolling distance to Middleton Grange Shopping Centre. Features include gas central heating via a combination boiler and has uPVC double glazing. This well presented home would make an ideal first purchase, but would also suit an investor for the rental market. The floor plan briefly comprises: entrance, attractive lounge with modern fire surround, large separate dining room, kitchen which has 'oak shaker' style units, family bathroom/WC which has been fitted with a white suite and has a mains shower fitting over the bath. To the first floor are three bedrooms. Externally, to the rear of the property is an enclosed yard which enjoys a sunny aspect. Fitted carpets are included in the asking price. This property with its modern interior comes with internal viewing strongly recommended.

**Byron Street, Hartlepool, TS26 8LF**  
**3 Bed - House - Mid Terrace**  
**£65,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**



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# Byron Street, Hartlepool, TS26 8LF

## GROUND FLOOR

Entrance  
uPVC DG glass panelled door, radiator and staircase to first floor landing

Lounge  
13'9 x 12'3 (4.19m x 3.73m)  
uPVC DG window to front, living flame coal effect gas fire with modern surround and radiator.

Dining Room  
17'1 x 8'5 (5.21m x 2.57m)  
uPVC DG window to rear, radiator and under stairs storage cupboard

Kitchen  
9'7 x 7'4 (2.74m x 2.24m)  
Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer , gas cooker point, plumbing for washing machine and space for fridge and freezer. uPVC DG window to rear, uPVC DG glass panelled door opening into the rear yard.

Family Bathroom  
White and chrome suite with panelled bath and shower over, pedestal wash hand basin and low level WC. Co ordinated tiled walls and flooring, radiator and uPVC DG window.

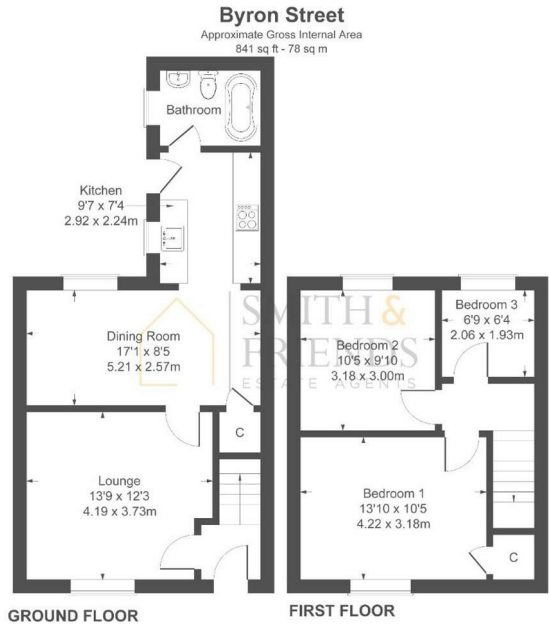
## FIRST FLOOR

Bedroom ( front)  
13'10 x 10'5 (4.22m x 3.18m)  
uPVC DG window, built in storage and radiator.

Bedroom ( rear)  
10'5 x 9'10 (3.18m x 3.00m)  
uPVC DG window, built in storage ( with combi) and radiator.

Bedroom ( rear)  
6'11 x 6'4 (2.11m x 1.93m)  
uPVC DG window, and radiator.

External  
Enclosed rear yard.



Not to Scale. Produced by The Plan Portal 2024  
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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	79
EU Directive 2002/91/EC		

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