



**Hazelwood Rise, TS24 0LN**  
**3 Bed - House - Mid Terrace**  
**£100,000**

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



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FRIENDS**  
ESTATE AGENTS



**Hazelwood Rise, TS24 0LN**

**\*\* CHAIN FREE \*\*** A three-bedroom mid-terrace home, available . Ideally suited to a young family, the property enjoys a pedestrianised frontage and benefits from excellent local shopping amenities and schools nearby.

The home features gas central heating via a combination boiler and uPVC double glazing throughout. Deceptively spacious and well presented, the accommodation briefly comprises: entrance porch, generous dual aspect lounge with a modern fire surround and living flame gas fire, and an open plan dining room/kitchen, leading through to a large utility room.

Upstairs offers three well-proportioned bedrooms, and modern family bathroom/WC

Externally, there are low-maintenance gardens to both the front and rear.

**GROUND FLOOR**

**ENTRANCE PORCH**

UPVC DG glass panelled door, door into....

**OPEN PLAN DINING KITCHEN**

18'2 x 13'3 (5.49m'0.61m x 3.96m'0.91m)

Dining Area : uPVC DG window to front, radiator and staircase to first floor landing.

Kitchen: fitted with a comprehensive range of wall base and drawer units with contrasting worktops and breakfast bar. Inset sink and drainer with mixer tap, cooker point, space for fridge and freezer plumbing for washing machine. UPVC DG window to rear, door into rear lobby.

**REAR LOBBY**

Door giving access to rear yard and utility.

**UTILITY**

**LOUNGE**

18'2 x 10'3 (5.49m'0.61m x 3.05m'0.91m)

UPVC DG window to front, uPVC DG glass panelled door to rear, radiator and living flame fire with surround.

**UTILITY**

**FIRST FLOOR**

**LANDING**

UPVC DG window to rear

**BEDROOM 1**

10'7 x 9'11 (3.05m'2.13m x 2.74m'3.35m)

UPVC DG window to front and radiator

**BEDROOM 2**

12'3 x 10'1 (3.66m'0.91m x 3.05m'0.30m)

UPVC DG window to front and radiator

**BEDROOM 3**

8'6 x 7'6 (2.44m'1.83m x 2.13m'1.83m)

UPVC DG window to rear and radiator

**FAMILY BATHROOM**

White and chrome suite with panelled bath ( shower over) pedestal wash hand basin, uPVC DG window to rear and radiator

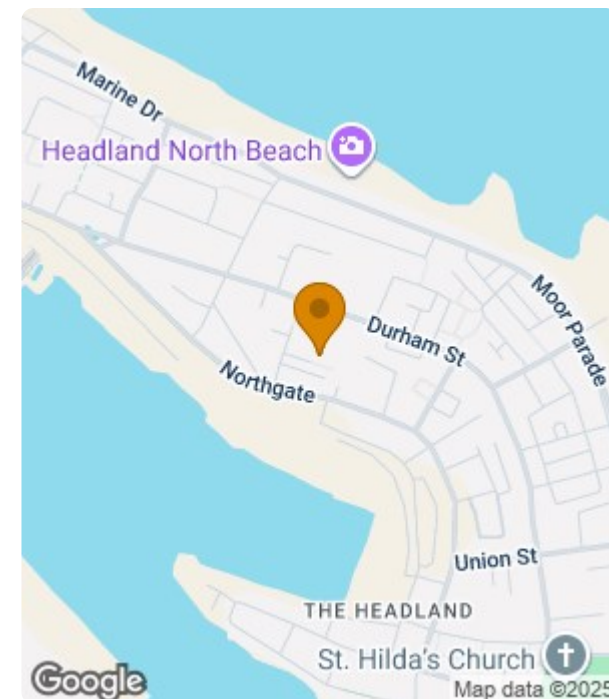
**SEPARATE TOILET**

White low level WC , uPVC DG window

**EXTERNALLY**

Enclosed front and rear gardens.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	83
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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