



**Grasmere Street, TS26 9AT**  
**2 Bed - House - Mid Terrace**  
**£49,950**

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



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**Grasmere Street, TS26 9AT**

\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A two bedroom mid terraced property which is conveniently located within walking distance of schools and amenities. The home would make an ideal purchase for a buy to let investor and features uPVC double glazing and gas central heating. The full layout comprises: entrance vestibule, through to a good size lounge with inner stairs leading through to the kitchen, rear lobby and ground floor bathroom which incorporates a three piece white suite. To the first floor are two bedrooms, with a good size master bedroom and smaller second bedroom. Externally is a low maintenance enclosed yard to the rear with gated access. Grasmere Street is located off Elwick Road and close to Hartlepool town centre.

**GROUND FLOOR**

**ENTRANCE VESTIBULE**

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

**LOUNGE**

15'9 x 13'11 (4.80m x 4.24m)  
A good size lounge with brick fire surround, fire recess and display area, uPVC double glazed window to the front aspect, fitted carpet, dado rail, coving to ceiling, central ceiling mould, single radiator.

**INNER STAIRS**

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

**KITCHEN**

16'10 x 6'5 (5.13m x 1.96m)  
Fitted with a range of units to base and wall with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for gas cooker with tiled splashback, recess for washing machine, space for free standing fridge/freezer, tiled flooring, large uPVC double glazed window to the side aspect, double radiator.

**REAR LOBBY**

Panelled door to the rear yard.

**GROUND FLOOR BATHROOM/WC**

7'10 x 6'3 (2.39m x 1.91m)  
Fitted with a three piece white suite comprising: panelled bath with mixer tap, pedestal wash hand basin with dual taps, low

level WC, tiling to walls, 'tile' effect vinyl flooring, panelling to ceiling, uPVC double glazed window to the rear aspect.

**FIRST FLOOR**

**LANDING**

uPVC double glazed window to the rear aspect, fitted carpet, panelling to ceiling with loft hatch.

**BEDROOM ONE**

13'11 x 12'11 (4.24m x 3.94m)  
A good size master bedroom with uPVC double glazed window to the front aspect, built-in storage cupboard to alcove, fitted carpet, single radiator.

**BEDROOM TWO**

9'1 x 6'11 (2.77m x 2.11m)  
uPVC double glazed window to the rear aspect, fitted carpet, single radiator, Main Eco Compact gas central heating boiler.

**EXTERNALLY**

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

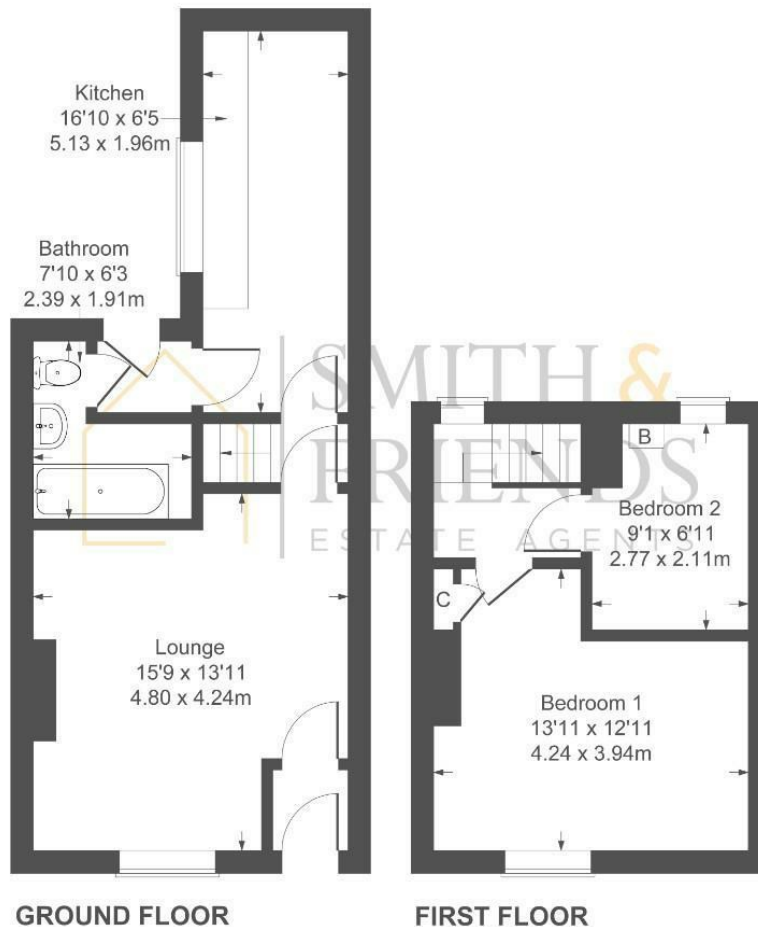
**NB**

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.

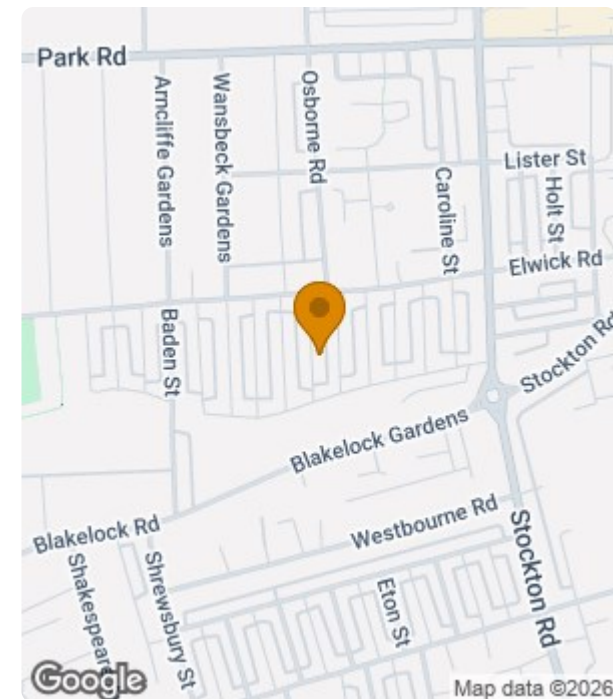


# Grasmere Street

Approximate Gross Internal Area  
663 sq ft - 62 sq m



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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 56                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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