



An impressive mid terraced property offering deceptively spacious accommodation with TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS & MODERN FIRST FLOOR BATHROOM. The home would make an ideal purchase for a buy to let investor and comes with an internal viewing recommended. The accommodation further features uPVC double glazing, gas central heating with Baxi duo-tec boiler and includes a burglar alarm system. 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 connecting to the kitchen which in turn leads to a useful utility room and guest WC. To the first floor are two good size bedrooms with attractive cast iron fire surrounds, they are served by a modern and spacious bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance yard to the rear with gated access. Burbank Street is situated within close proximity of amenities, transport links and local schools.

Burbank Street, Hartlepool, TS24 7JW

2 Bedroom - House - Mid Terrace

£45,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



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GROUND FLOOR

ENTRANCE VESTIBULE

3'2 x 3' (0.97m x 0.91m)

Accessed via double glazed entrance door with fanlight above, coving to ceiling, glazed internal door through to:

ENTRANCE HALL

10'8 x 3'1 (3.25m x 0.94m)

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

LOUNGE

11'11 x 11'7 (3.63m x 3.53m)

Feature fire surround with 'marble' style back and base, chrome 'coal' effect electric fire, fitted carpet, deep coving to ceiling, television point, convector radiator, archway to:

REAR RECEPTION ROOM

12' x 10'3 (3.66m x 3.12m)

Built-in storage to alcove, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

INNER PASSAGE

Useful under stairs storage cupboard, convector radiator, access to:

KITCHEN

9'2 x 7'7 (2.79m x 2.31m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, tiled splashback, recess for gas cooker, recess for dishwasher, tiled flooring, uPVC double glazed window to the side aspect, access to:

UTILITY ROOM

8'2 x 5'5 (2.49m x 1.65m)

Plumbing for washing machine, space for free standing fridge/freezer, tiled flooring, Baxi duo-tec boiler, double glazed door to the rear yard, access to:

GUEST WC

2'5 x 3'2 (0.74m x 0.97m)

Fitted with a low level WC in white with panelling to walls and ceiling, tiled flooring, uPVC double glazed window to the side aspect.

FIRST FLOOR

HALF LANDING

Fitted carpet, stairs to the main landing, access to:

BATHROOM/WC

9' x 7'8 (2.74m x 2.34m)

A good sized bathroom which incorporates a modern three piece white suite and chrome fittings comprising: curved panelled bath with chrome mixer tap and shower over, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, tiling and panelling to splashback areas, uPVC double glazed window to the side aspect, chrome heated towel radiator.

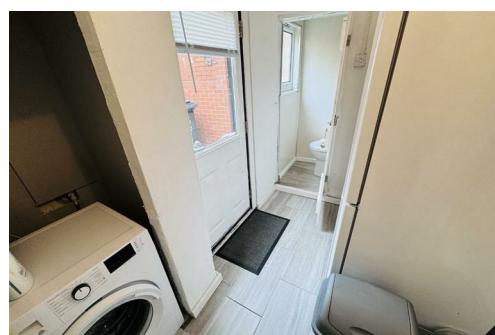
MAIN LANDING

Fitted carpet, access to both bedrooms.

BEDROOM ONE

12'1 x 13'11 (3.68m x 4.24m)

A good sized master bedroom which incorporates built-in storage to the alcove, uPVC double glazed window to the front aspect, beautiful cast iron fire surround with tiled insert, fitted carpet, convector radiator.



BEDROOM TWO

11'10 x 8'10 (3.61m x 2.69m)

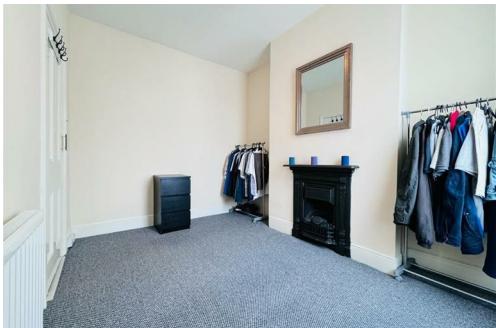
A good sized second bedroom which, again, includes an attractive cast iron fire surround, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

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.





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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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