



Redstart Close, TS26 0SB
2 Bed - House - Semi-Detached
Chain Free £140,000

Council Tax Band: B
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Redstart Close, TS26 0SB

*** NO CHAIN INVOLVED *** VACANT POSSESSION *** A pleasantly positioned TWO BEDROOM semi-detached property with modern kitchen and shower room. An ideal purchase for a first time buyer, young family or those looking to downsize, with further benefits including gas central heating, uPVC double glazing and off street parking. Occupying a larger than average plot with a generous side area, ideal for further off street parking/extension potential (subject to planning). The internal layout comprises: entrance vestibule through to a good size lounge which incorporates stairs to the first floor and access into a spacious kitchen/diner. To the first floor are two double bedrooms and a modern shower room/wet room incorporating a three piece suite and chrome fittings. Externally is a low maintenance front garden, with a driveway to the side, a generous rear garden with lawn and sunny patio. VIEWING RECOMMENDED.

GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the side aspect, single radiator, internal door to:

LOUNGE

15'2 x 12'5 (4.62m x 3.78m)

A good size lounge with uPVC double glazed window to the front aspect, spindled staircase to the first floor, single radiator, access to:

DINING KITCHEN

12'5 x 6'11 (3.78m x 2.11m)

A full width kitchen/diner which incorporates a modern range of white high gloss wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine and space for fridge freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING

Built-in storage cupboard, uPVC double glazed window to the side aspect, hatch to loft space.

BEDROOM 1 (front)

10'3 x 7'6 (3.12m x 2.29m)

Built-in wardrobe, additional storage cupboard, uPVC double glazed window to the front aspect, single radiator.

BEDROOM 2 (rear)

10'4 x 8'10 (3.15m x 2.69m)

uPVC double glazed window overlooking the rear garden, single radiator.

FAMILY BATHROOM/WC

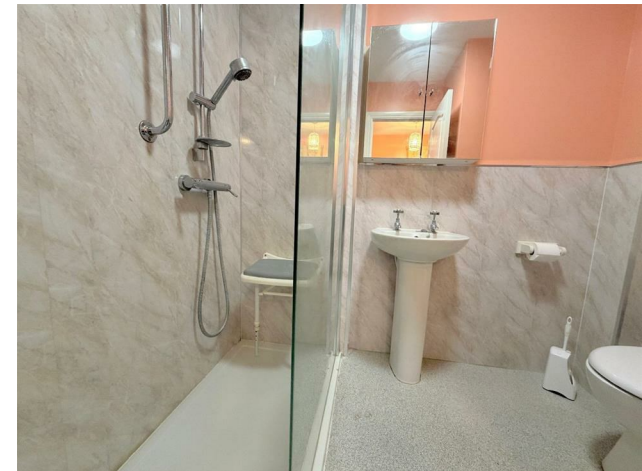
Recently upgraded with a walk-in shower double shower and chrome overhead shower, pedestal wash hand basin and low level WC; attractive panelling to walls, non-slip flooring, extractor fan, radiator.

EXTERNALLY

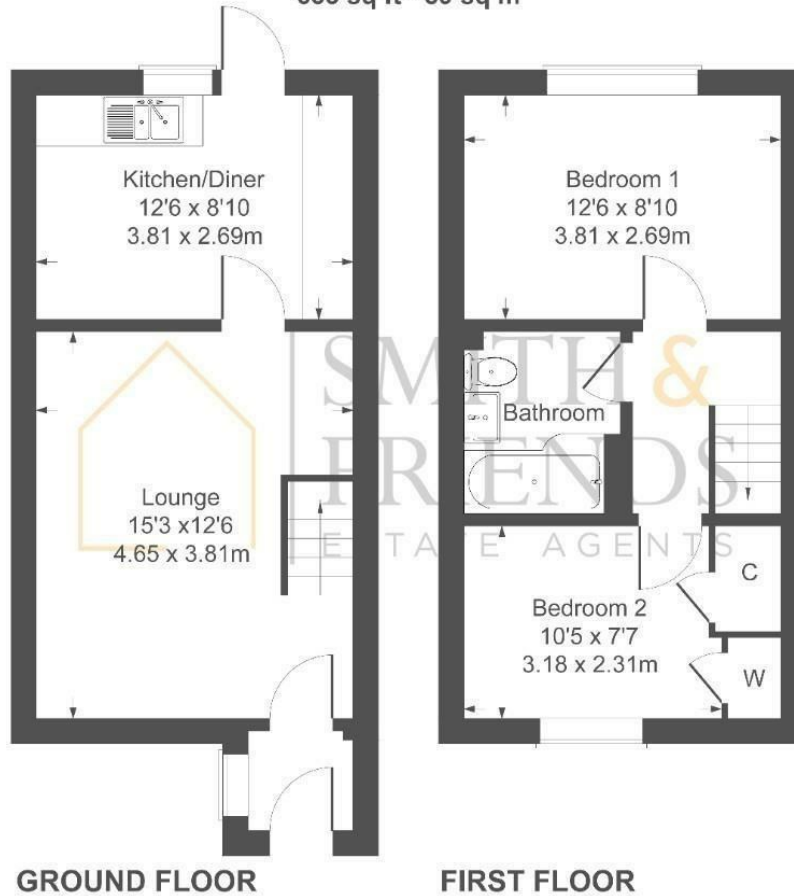
The property features a low maintenance open plan lawned front garden, with a paved driveway providing useful off street parking. The enclosed rear garden is mainly laid to lawn with a sunny paved patio area.

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.



Approximate Gross Internal Area
633 sq ft - 59 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

