

\*\*\* REDUCED \*\*\* NO ONWARD CHAIN \*\*\* MUST BE VIEWED \*\*\* An impressive three/four bedroom mid terraced house. It also has the advantage of an additional attic room with a fixed staircase which could be used as a possible fourth bedroom if required. The property benefits from uPVC double glazing, gas central heating and en-suite to bedroom two. The living accommodation briefly comprises: entrance vestibule, entrance hallway, lounge, separate dining room and kitchen. To the first floor are three bedrooms (bedroom two with en-suite) and the family bathroom. Externally is a low maintenance rear garden which benefits from a southerly aspect.

**Victoria Place, Hartlepool, TS24 0PP**

**3 Bed - House - Mid Terrace**

**Offers Over £129,950**

**EPC Rating: F**

**Council Tax Band: B**

**Tenure: Freehold**



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# Victoria Place, Hartlepool, TS24 0PP



## GROUND FLOOR

### ENTRANCE VESTIBULE

Entrance door, door into hallway.

### HALLWAY

Spindle staircase to first floor half landing, radiator, under stairs storage.

### LOUNGE

**14'9 x 12'5 (4.50m x 3.78m)**

uPVC double glazed window to front, living flame 'coal' effect electric fire with modern surround, radiator, glass panelled doors opening into the dining room.

### DINING ROOM

**14'2 x 12'3 (4.32m x 3.73m)**

uPVC double glazed French doors opening onto the rear garden, wall mounted gas fire with surround, radiator.

### DOWNSTAIRS TOILET

Low level WC.

### KITCHEN

**13'10 x 7'6 (4.22m x 2.29m)**

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, gas cooker point, plumbing for washing machine and space for fridge and freezer; uPVC double glazed window, door to rear.

## FIRST FLOOR

### HALF LANDING

### FAMILY BATHROOM/WC

Three piece suite with panelled bath, pedestal wash hand basin and low level WC; co-ordinated tiled splashback, radiator, uPVC double glazed window

### LANDING

### BEDROOM (rear)

**12'2 x 6'5 (3.71m x 1.96m)**

uPVC double glazed window to rear, radiator.

### EN-SUITE SHOWER ROOM/WC

Double shower cubicle with wall mounted thermostatic shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls and flooring.

### BEDROOM (front)

**17'2 x 11'3 (5.23m x 3.43m)**

uPVC double glazed bay window to front, radiator.

### BEDROOM (front)

**10'10 x 7'4 (3.30m x 2.24m)**

uPVC double glazed window to front, radiator.

### ATTIC

**17'9 x 15'1 (5.41m x 4.60m)**

Accessed via fixed staircase on landing.





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### EXTERNALLY

Enclosed rear yard area with gated access; the enclosed garden is laid to lawn with well stocked borders.

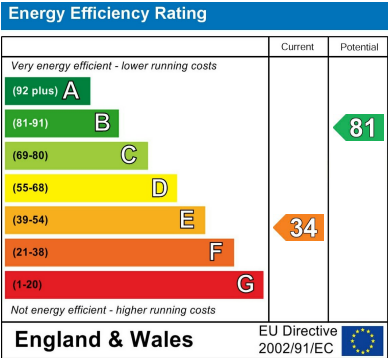
### NB

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.



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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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