



**\*\*\* NO CHAIN INVOLVED \*\*\*** An impressive two bedroom mid terraced property offering deceptively spacious accommodation with two reception rooms and a modern first floor bathroom. The home has been beautifully refurbished and features a refitted kitchen and bathroom, brand new flooring, full re-decoration, new internal doors, re-wire, heating system and further benefits from uPVC double glazing and a low maintenance exterior. An ideal purchase for a buy to let investor looking for something ready to go, whilst being conveniently located within a short stroll of Hartlepool town centre. An internal viewing comes recommended, with a layout which briefly 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 links to the kitchen which is fitted with a modern range of units. To the first floor, from the half landing is access to the bathroom which incorporates a three piece white suite and chrome fittings. The main landing gives access to two good size bedrooms and externally is a low maintenance palisade style front, with an enclosed yard at the rear. **VIEWING RECOMMENDED.**

**Johnson Street, Hartlepool, TS26 9HQ**

**2 Bedroom - House - Mid Terrace**

**£77,950**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



Johnson Street, Hartlepool, TS26 9HQ



## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, coving to ceiling, newly fitted carpet, access to:

### ENTRANCE HALL

Newly fitted carpet, coving to ceiling, stairs to the first floor, convector radiator.

### FRONT LOUNGE

**10'1 x 12'8 (3.07m x 3.86m)**

A comfortable family lounge with a large uPVC double glazed bay window to the front aspect, modern laminate flooring, deep coving to ceiling, convector radiator, brick archway through to the rear reception room.

### REAR RECEPTION ROOM

**11'1 x 11'5 (3.38m x 3.48m)**

Ideally situated off the kitchen with matching laminate flooring, feature panelling to wall, arched alcoves, uPVC double glazed window looking out to the rear yard, useful under stairs storage cupboard, convector radiator.

### KITCHEN

**10'8 x 5'11 (3.25m x 1.80m)**

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces with matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, brushed stainless steel splashback, recess for washing machine, four drawer unit to base level, Main Eco Compact gas central heating boiler, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear yard, extractor fan, 'laminated' effect vinyl flooring, convector radiator.

## FIRST FLOOR

### HALF LANDING

Newly fitted carpet, stairs to the main landing, access to the bathroom.

### BATHROOM/WC

**4'11 x 6'4 (1.50m x 1.93m)**

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, low level WC, attractive panelling to walls, uPVC double glazed window to the rear aspect, extractor fan.

### MAIN LANDING

Newly fitted carpet, useful built-in storage cupboard with hatch to loft space, access to both bedrooms.

### BEDROOM ONE

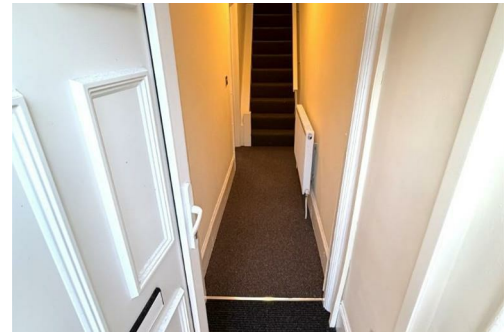
**10'2 x 14'8 (3.10m x 4.47m)**

A generous master bedroom with uPVC double glazed window to the front aspect, newly fitted carpet, convector radiator.

### BEDROOM TWO

**11'3 x 8'11 (3.43m x 2.72m)**

A good size second bedroom with uPVC double glazed window overlooking the rear yard, newly fitted carpet, feature fire surround, built-in storage cupboard to alcove, coving to ceiling, convector radiator.



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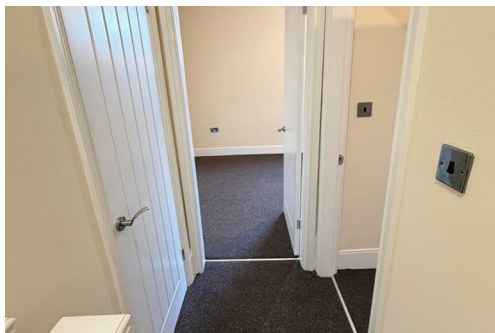
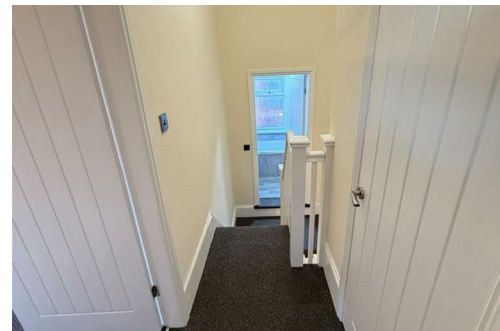
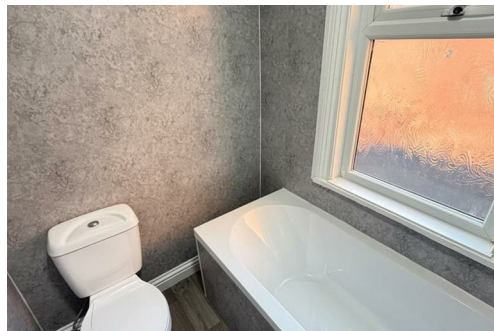
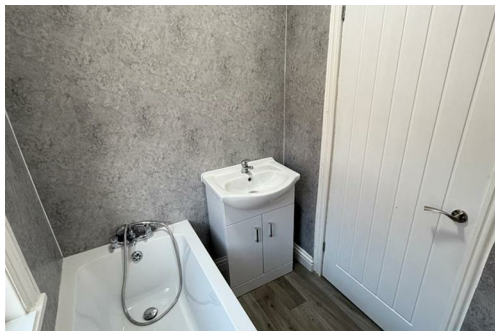


**EXTERNALLY**

The property features a low maintenance palisade style front, with an enclosed yard to the rear incorporating 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.

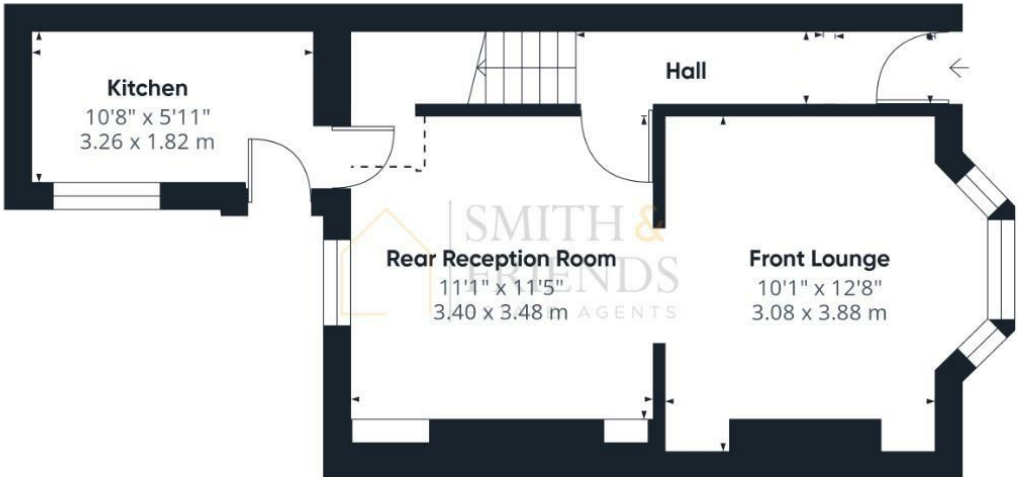




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			59
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Approximate total area<sup>®</sup>  
717 ft<sup>2</sup>  
66.6 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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. 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.

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