

Chester Road, TS26 0HZ
3 Bed - House - Mid Terrace
£105,000

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

SMITH & FRIENDS
ESTATE AGENTS






ALL YOU NEED IS LOVE AND A DOG



Chester Road, TS26 0HZ

A well presented THREE BEDROOM mid terraced property that comes with viewing recommended. The home offers deceptively spacious accommodation which is complemented by a modern kitchen, upgraded family bathroom and landscaped rear garden, whilst further benefits include gas central heating and uPVC double glazing. The home would make an ideal purchase for a first time buyer or family and briefly comprises: entrance hallway with stairs to the first floor, lounge, dining kitchen which includes a modern range of gloss units and built-in appliances. A modern upgraded bathroom completes the ground floor. To the first floor are three bedrooms, with two spacious doubles and a smaller single bedroom. Externally, the enclosed rear garden has been landscaped for easy maintenance and has been laid with resin. To the front of the property is a small enclosed palisade. Local schools and amenities are within a short stroll. VIEWING RECOMMENDED.







GROUND FLOOR

ENTRANCE
Composite door, radiator, staircase to first floor.

LOUNGE
11'10 x 13'5 (3.61m x 4.09m)
uPVC double glazed bay window to front, radiator.

DINING KITCHEN
14'10 x 7'4 (4.52m x 2.24m)
Refitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, recess for free standing cooker, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window, radiator, under stairs storage cupboard.

REAR LOBBY
7' x 2'9 (2.13m x 0.84m)
uPVC double glazed glass panelled door, door into the family bathroom.

FAMILY BATHROOM/WC
7' x 6'5 (2.13m x 1.96m)
Refitted with a modern white and chrome suite including panelled bath with shower over, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

FIRST FLOOR

LANDING
4' x 3'8 (1.22m x 1.12m)
Loft access.

BEDROOM 1 (front)
12'8 x 10' (3.86m x 3.05m)
uPVC double glazed window, built-in storage, radiator.

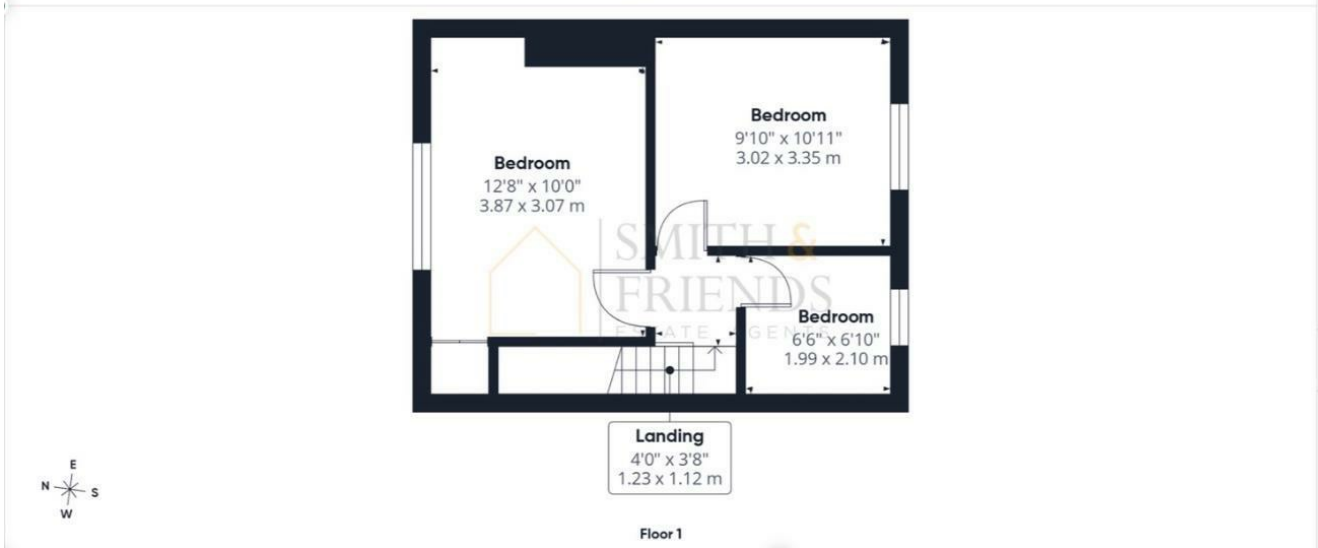
BEDROOM 2 (rear)
9'10 x 10'11 (3.00m x 3.33m)
uPVC double glazed window, radiator.

BEDROOM 3 (rear)
6'6 x 6'10 (1.98m x 2.08m)
uPVC double glazed window, radiator.

EXTERNALLY
The enclosed rear garden has been landscaped for easy maintenance and has been laid with resin. To the front of the property is a small enclosed palisade.

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 total area[1]

711 ft²

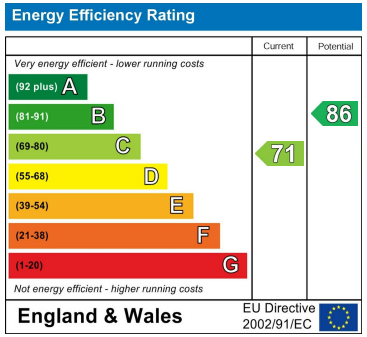
66 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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

SMITH & FRIENDS ESTATE AGENTS