



Murray Street, TS26 8RQ
3 Bed - House - Semi-Detached
£77,500

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**** ATTENTION FIRST TIME BUYERS - AN IDEAL STARTER HOME **** An excellent three bedroom semi detached house which is offered for sale with **NO UPPER CHAIN**. It is located towards the top end of Murray Street which offers excellent local shopping facilities. Features include gas central heating via a combination boiler, is uPVC double glazed and has upgraded PVC internal doors. This easily managed property briefly comprises: entrance porch, good sized lounge which has a 'traditional' style fire surround, superb kitchen/diner, with the kitchen area being fitted with units having solid oak doors and includes a built-in ceramic hob and electric oven, three bedrooms and a modern shower room/WC which has a white suite and is complemented with modern PVC panelling to walls. Externally are gardens to front and rear, the latter enjoying a westerly aspect which should be a suntrap in the summer months. Two car parking spaces are available to the rear of the property and are accessed via Hawkridge Close. Fitted carpets, laminate flooring and blinds are included in the asking price. Internal viewing comes highly recommended to fully appreciate this sensibly priced home.





GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed entrance door, built-in cloaks cupboard.

GOOD SIZED LOUNGE

11'5 x 14'4 overall (3.48m x 4.37m overall)

'Traditional' style fire surround with flicker flame electric fire.

KITCHEN/DINER

12'2 x 14'4 incl stairs area, overall (3.71m x 4.37m incl stairs area, overall)

Well fitted with base, wall and drawer units having solid oak doors, 'marble' effect working surfaces in a 'U' shaped layout incorporating inset one and a half single drainer sink unit with mixer tap, built-in four ring ceramic hob with built-in electric oven below, illuminated recirculating fan above, space for appliances, plumbing for automatic washing machine, tiling to splashback, built-in cupboard housing wall mounted Worcester gas combination boiler, staircase to first floor with glass panels, uPVC double glazed patio door to rear garden.

FIRST FLOOR

LANDING

Hatch to a partly boarded loft space which is accessed via an aluminium ladder and has an electric light fitting.

BEDROOM 1 (front)

11'6 x 8'4 plus door recess, overall (3.51m x 2.54m plus door recess, overall)

BEDROOM 2 (rear)

8'6 x 7'3 plus door recess, overall (2.59m x 2.21m plus door recess, overall)

Built-in single wardrobe with electric light fitting, built-in shelved storage cupboard.

BEDROOM 3 (front)

8'7 x 5'9 overall (2.62m x 1.75m overall)

MODERN SHOWER ROOM/WC

Recently refitted with a three piece white suite comprising: corner shower cubicle with chrome mains shower fitting having an overhead 'dowser' style fitting and separate handheld fitting, pedestal wash hand basin, close coupled WC, PVC panelling to walls.

OUTSIDE

The property benefits from easily managed gardens to front and rear. The rear garden is laid mainly to lawn with planted border and has gated access to rear. A greenhouse and timber garden shed are included. The garden also enjoys a westerly aspect and should be a suntrap in the summer months. The property also has the benefit of two car parking spaces which are accessed via Hawkridge Close.

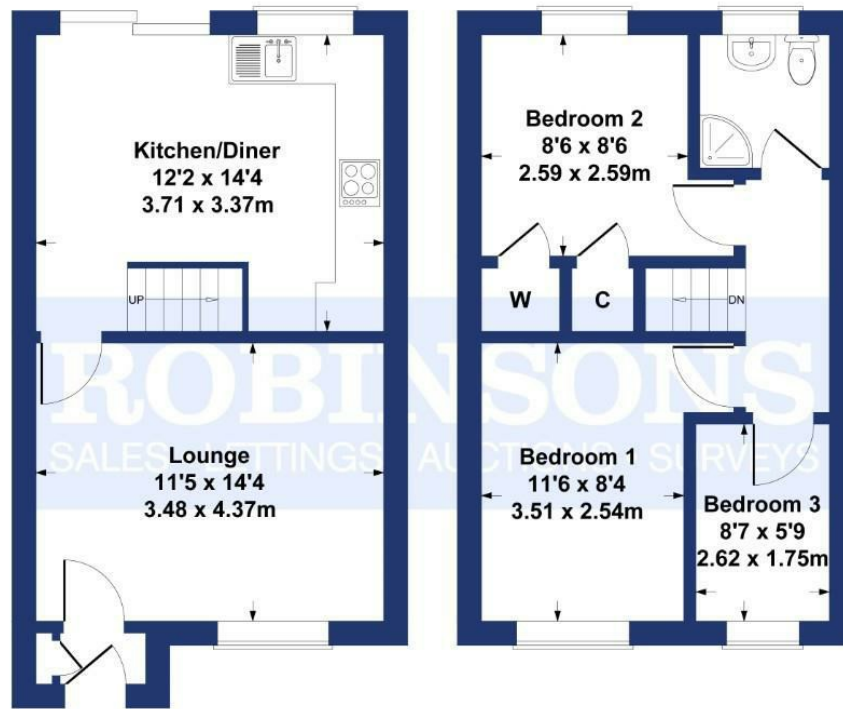


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Murray Street Hartlepool

Approximate Gross Internal Area
702 sq ft - 65 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, 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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