



Duke Street, TS26 8QF
3 Bed - House - End Terrace
£87,999

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

*****WAS £89,999*** NO CHAIN INVOLVED *** VIEWING RECOMMENDED *** A modern three bedroom end terraced property featuring an upgraded kitchen, modern en suite shower room and impressive family bathroom. The home would make an ideal purchase for a first time buyer or young family and further benefits from gas central heating and uPVC double glazing. In brief the internal layout comprises: entrance hall with stairs to the first floor and access to a useful ground floor cloakroom/WC, the lounge is located at the rear of the property and incorporates French doors to the garden, the kitchen has been upgraded and includes a built-in oven, hob and extractor. To the first floor are three bedrooms, the master with en suite and fitted wardrobes, the remaining bedrooms are served by the family bathroom. Externally is a low maintenance front, with the enclosed rear garden including a useful timber storage shed. A driveway to the rear of the property provides useful off street parking. Local amenities are on the doorstep, whilst schools and Hartlepool town centre are conveniently located within walking distance.**







GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed entrance door with spy-hole, fitted with 'laminated' effect flooring, stairs to the first floor with fitted carpet, single radiator, access to:

GROUND FLOOR CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome mixer tap, tiling to splashback, low level WC, 'laminated' effect vinyl flooring, fitted extractor fan, single radiator.

LOUNGE

14'11 x 11'7 (4.55m x 3.53m)

A pleasant lounge offering a good degree of privacy being to the rear of the property and incorporating uPVC double glazed French doors which open to the rear garden, uPVC double glazed window to the rear aspect, feature fire surround with 'pebble' effect electric fire, useful under stairs storage cupboard, fitted carpet, two single radiators.

KITCHEN

14'1 x 8' (4.29m x 2.44m)

Refitted with a modern range of units to base and wall level with attractive 'copper' style rod handles and complementing worktops incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel with matching splashback, space for free standing fridge/freezer, recess for washing machine, fitted three drawer unit to base level, uPVC double glazed window to the front aspect.

FIRST FLOOR

LANDING

Hatch to loft space, built-in storage cupboard, fitted carpet, access to:

BEDROOM 1

10'11 x 8'09 (3.33m x 2.67m)

Two uPVC double glazed windows overlooking the rear

garden, built-in wardrobes, storage cupboard with gas central heating boiler, fitted carpet, single radiator.

EN SUITE SHOWER ROOM/WC

7'1 x 3'11 (2.16m x 1.19m)

Fitted with a three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled door and chrome shower, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, being full height to shower level, fitted extractor fan, uPVC double glazed window to the rear aspect, single radiator.

BEDROOM 2

9'1 x 7'9 (2.77m x 2.36m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM 3

6'11 x 6'8 (2.11m x 2.03m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

FAMILY BATHROOM/WC

6'5 x 6'1 (1.96m x 1.85m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, 'laminated' effect vinyl flooring, uPVC double glazed window to the side aspect, fitted extractor fan, single radiator.

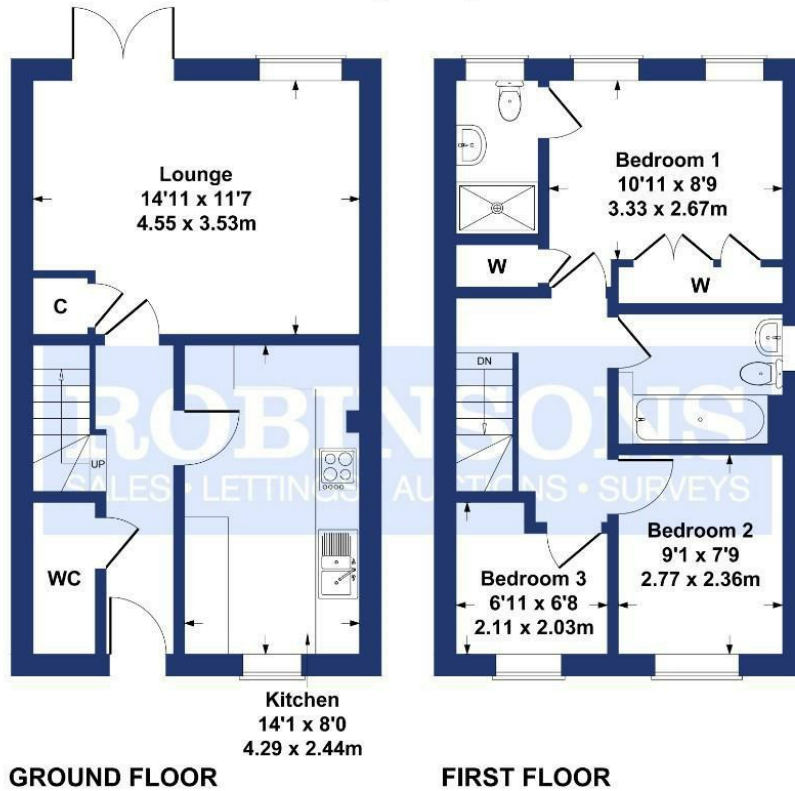
OUTSIDE

The property features a low maintenance front, whilst a gate to the side of the property leads through to the enclosed rear garden with lawn and fenced boundaries. A useful timber storage shed is included, whilst to the rear of the property is a paved driveway affording off street parking.



Duke Street

Approximate Gross Internal Area
781 sq ft - 73 sq m



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.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	74	
(69-80)	C		
(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	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.