



Cornwall Street, TS25 5RN
3 Bed - House - Mid Terrace
Offers In Excess Of £39,995

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Cornwall Street, TS25 5RN

**** KITCHEN EXTENSION ** NO CHAIN INVOLVED **** A competitively priced three bedroom mid terrace house which provides deceptively spacious living accommodation. It is located towards the top end of Cornwall Street close to local shopping facilities. Features include gas central heating via a combination boiler and has uPVC double glazing. This well cared for home will appeal to a wide range of prospective buyers including First Time Buyers and Investors for the rental market. Internally the home needs some updating to bring it to the latest of modern day standards and has been priced accordingly. The floor plan briefly comprises: entrance vestibule, pleasant lounge with curved bay window giving plenty of natural light, separate dining room, modern shower room, fitted kitchen which leads to a rear lobby and WC. To the first floor are three bedrooms. Externally, to the front of the property is a palisade, whilst to the rear is an enclosed yard. The yard could provide possible off street car parking for a small vehicle via double opening timber gates. Internal viewing comes highly recommended.

GROUND FLOOR

ENTRANCE VESTIBULE

uPVC double glazed entrance door, staircase to first floor.

LOUNGE (front)

13'8 into bay x 13'4 into alcove (4.17m into bay x 4.06m into alcove)

'Traditional' style fire surround with marble hearth and upstand area and living flame gas fire.

SEPARATE DINING ROOM

8'11 x 10'11 (2.72m x 3.33m)

Under stairs storage cupboard.

TILED SHOWER ROOM

Fitted with a white suite comprising: double shower cubicle with chrome mains shower fitting, pedestal wash hand basin, tiling to walls, shelved area.

KITCHEN

9'1 x 6'1 (2.77m x 1.85m)

Fitted with a range of base, wall and drawer units with complementing working surfaces incorporating inset one and half single drainer sink unit with mixer tap, space for cooker (could be included in the sale), tiling to splashback, wall mounted Ideal gas combination boiler, quarry tiling to floor.

REAR LOBBY

Quarry tiling to floor, uPVC double glazed door to rear yard.

GROUND FLOOR WC

White close coupled WC, quarry tiling to floor.

FIRST FLOOR

LANDING

BEDROOM 1 (front)

11'0 x 12'3 plus robe depth (3.35m x 3.73m plus robe depth)

Fitted wardrobes to alcoves, walk-in storage cupboard with window.

BEDROOM 2 (rear)

9'11 x 8'4 (3.02m x 2.54m)

BEDROOM 3 (rear)

6'9 x 7'11 (2.06m x 2.41m)

OUTSIDE

To the front of the property is a forecourt, whilst to the rear of the property is an enclosed yard. It could provide off street car parking for a small car via double opening timber gates.



Cornwall Street Hartlepool

Approximate Gross Internal Area
824 sq ft - 77 sq m



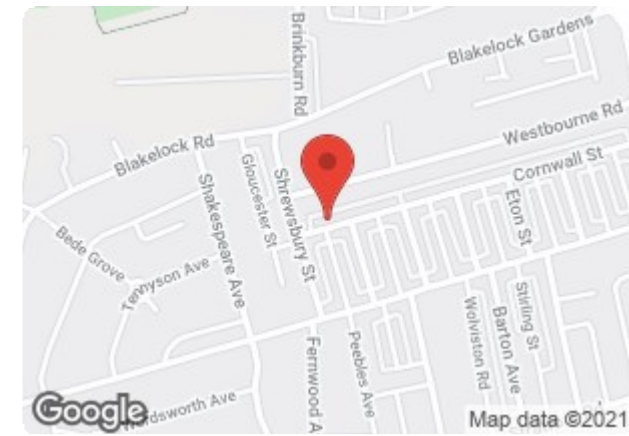
GROUND FLOOR

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.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		53	75
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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
info@robinsonshartlepool.co.uk
www.robinsonsestateagents.co.uk



