



Sheriff Street, TS26 8ET
2 Bed - House - Mid Terrace
Offers In The Region Of £29,950

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Sheriff Street, TS26 8ET

**** ATTENTION INVESTORS - AN IDEAL INVESTMENT OPPORTUNITY **** An improved two bedroom mid terrace house which is offered for sale with NO UPPER CHAIN. It is conveniently situated, with a local primary school located in Sheriff Street and Middleton Grange Shopping Centre being within easy walking distance. Features include gas central heating via a combination boiler and is uPVC double glazed. The floor plan briefly comprises: entrance vestibule, lounge, modern fitted kitchen/breakfast room which includes a built-in oven and hob plus comes with a free standing fridge/freezer and washing machine, plus a modern bathroom/WC. Located to the first floor are two double bedrooms. Externally is an enclosed rear yard with gated access. Internal viewing comes highly recommended to fully appreciate this sensibly priced home.

GROUND FLOOR

ENTRANCE VESTIBULE

uPVC double glazed entrance door, door to:

LOUNGE

10'7 x 14'1 max dimensions (3.23m x 4.29m max dimensions)

INNER LOBBY

Staircase to first floor.

KITCHEN/BREAKFAST ROOM

9'10 x 14'1 overall (3.00m x 4.29m overall)

Fitted with a range of modern white base, wall and drawer units with chrome rod handles, 'marble' effect working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring electric hob with built-in stainless steel electric oven below, free standing fridge/freezer and washing machine included, tiling to splashback, wall mounted Ideal gas combination boiler, large under stairs storage cupboard, uPVC double glazed door to rear garden.

MODERN BATHROOM/WC

9'6 x 4'5 overall (2.90m x 1.35m overall)

Fitted with a three piece white suite comprising: panelled bath with fitted glass shower screen and chrome mains shower fitting, pedestal wash hand basin, close coupled WC, grey coloured tiling to walls.

FIRST FLOOR

LANDING

BEDROOM 1 (front)

10'8 x 14'1 overall (3.25m x 4.29m overall)

BEDROOM 2 (rear)

9'2 x 14'1 max dimensions (2.79m x 4.29m max dimensions)

OUTSIDE

To the rear of the property is an enclosed yard.

NB 1

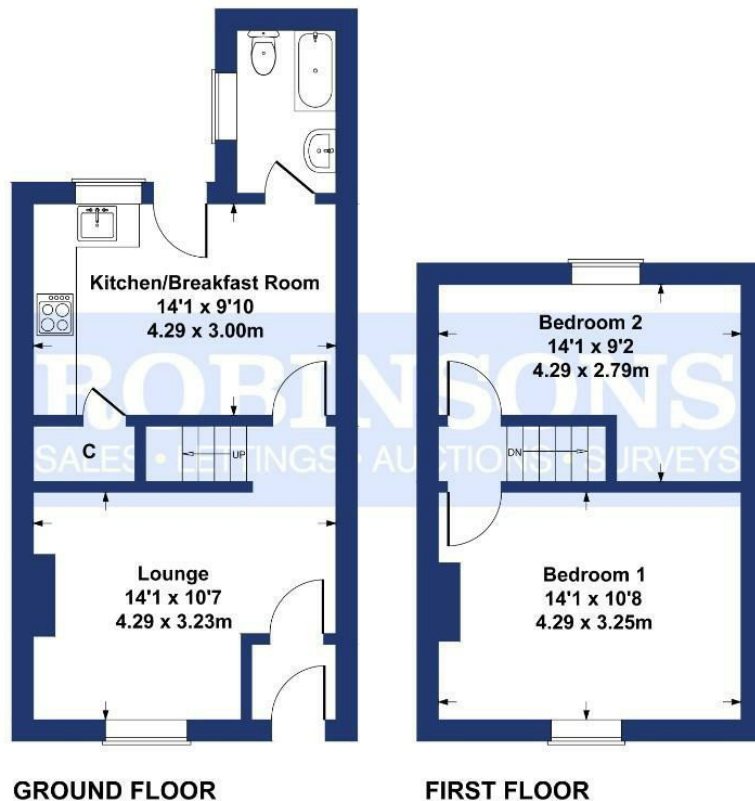
A residents' parking scheme is in operation.

NB 2

The property is of leasehold tenure which we have been informed is on a 999 year lease, details to be given to a bone fide purchaser.

Sheriff Street Hartlepool

Approximate Gross Internal Area
660 sq ft - 61 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. 2020



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	

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.

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