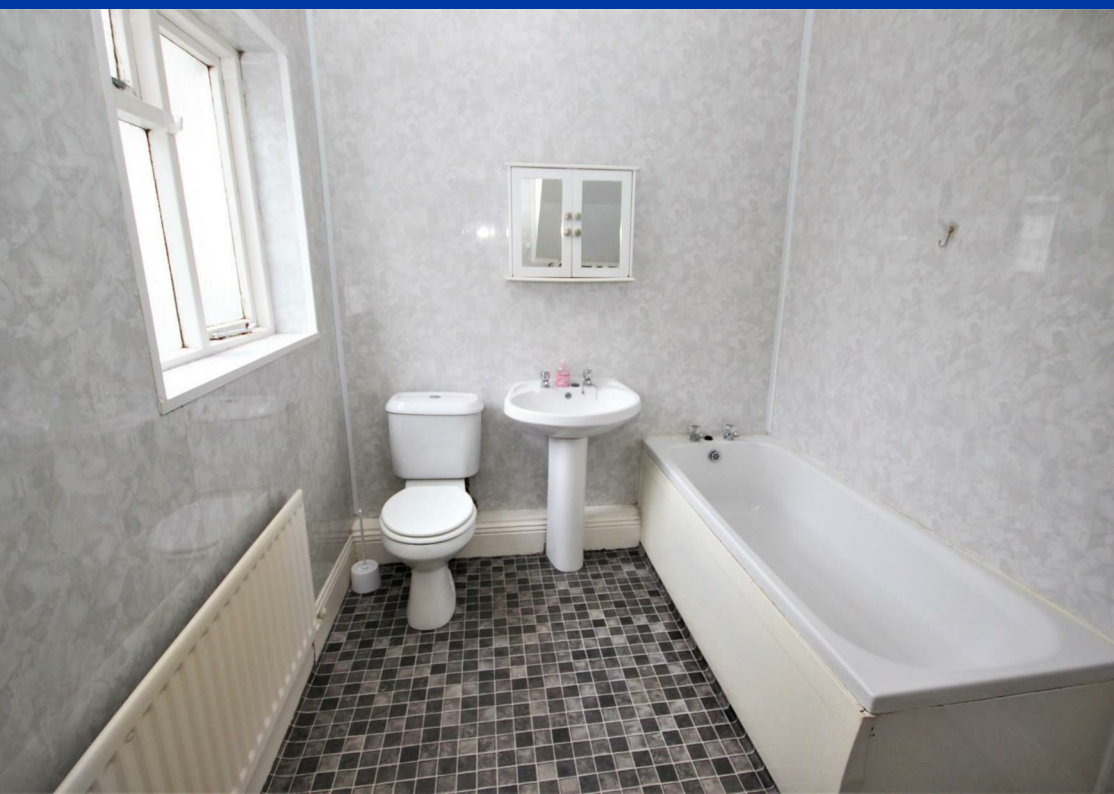




Sheriff Street, TS26 8HL  
2 Bed - House - Mid Terrace  
£34,950 Or Nearest Offer

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



## Sheriff Street, TS26 8HL

**\*\* NO CHAIN INVOLVED \*\* A LARGER STYLE PROPERTY \*\* SENSIBLY PRICED FOR A QUICK SALE \*\*** An excellent two/three bedroom mid terraced house which provides deceptively spacious living accommodation. It is located close to shopping facilities in Murray Street, with Middleton Grange Shopping Centre being within easy strolling distance. Features include gas central heating via a combination boiler, uPVC double glazing to most windows and the roof covering has been renewed. The floor plan briefly comprises: entrance hall, pleasant lounge with feature fireplace, good sized kitchen which includes a built-in oven and hob, useful utility room and a bathroom/WC which is fitted with a white suite and has modern PVC panelling to walls. To the first floor are two bedrooms, with bedroom one giving access to a second room which offers several uses as it could be used as a dressing room or as an occasional third bedroom. Externally to the rear of the property is a tidy enclosed yard. Fitted carpets are included in the asking price.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

uPVC double glazed entrance door, door to:

#### ENTRANCE HALL

Staircase to first floor.

#### LOUNGE (front)

12' x 13'4 into alcove, overall (3.66m x 4.06m into alcove, overall)

Rustic brick fireplace with matching display plinths to either side, remote controlled electric fire.

#### GOOD SIZED KITCHEN/BREAKFAST ROOM

16'7 x 9' max dimensions (5.05m x 2.74m max dimensions)

Fitted with a range of cream base, wall and drawer units with 'marble' effect working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in four ring gas hob with built-in electric oven below, canopy housing illuminated recirculating fan above, built-in storage cupboard, tiling to splashback, uPVC double glazed door to rear yard.

#### UTILITY ROOM

5'7 x 9' overall (1.70m x 2.74m overall)

Working surface with base unit below, wall mounted Ideal Logic gas combination boiler.

#### GROUND FLOOR BATHROOM/WC

6'10 x 8'2 overall (2.08m x 2.49m overall)

Fitted with a three piece white suite comprising: panelled bath, pedestal wash hand basin, close coupled WC, modern grey PVC panelling to walls.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1 (front)

12' x 9'2 plus alcove, overall (3.66m x 2.79m plus alcove, overall)

Built-in storage cupboard, opening to:

#### DRESSING ROOM/OCCASIONAL THIRD BEDROOM (front)

9'6 x 6'11 overall (2.90m x 2.11m overall)

#### BEDROOM 2 (rear)

9'6 x 6'11 overall (2.90m x 2.11m overall)

#### OUTSIDE

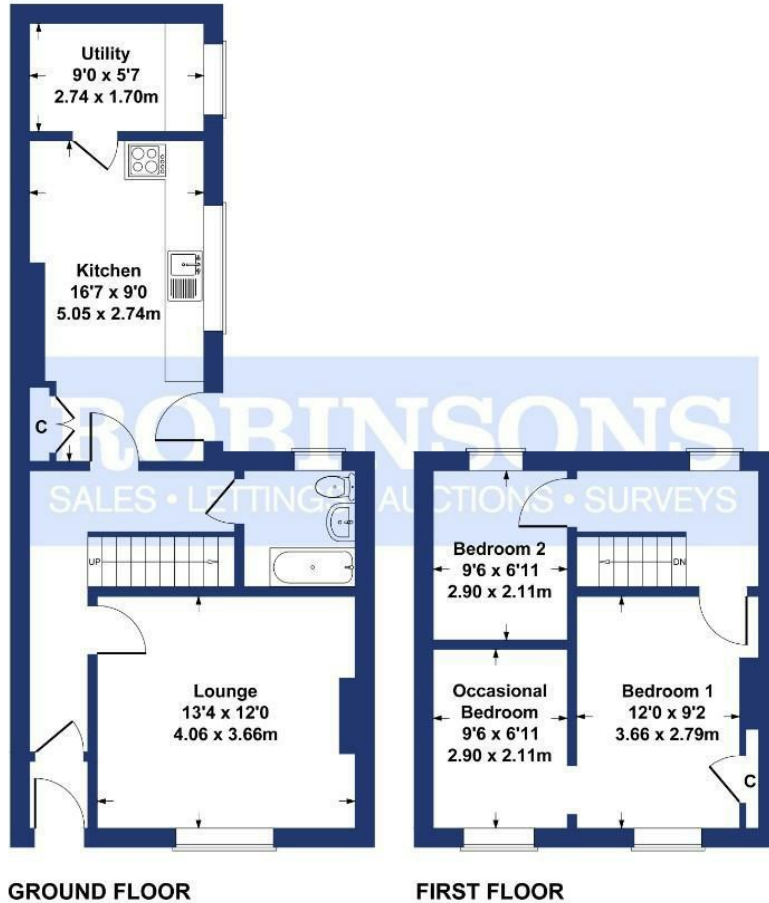
To the rear of the property is an enclosed yard with gated access to rear.

#### NB

A residents permit parking scheme is in operation.

# Sheriff Street Hartlepool

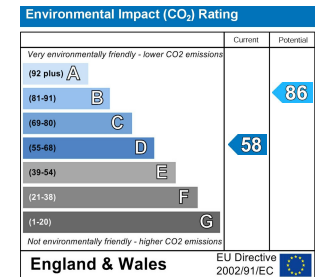
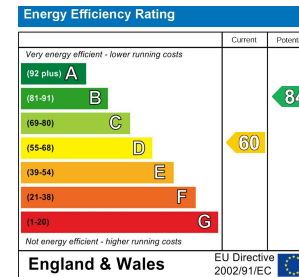
Approximate Gross Internal Area  
831 sq ft - 77 sq m



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



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

