

## STOCKTON ROAD, HARTLEPOOL, TS25 1SW



- ▲ Victorian mid terraced house offering great internal space across three floors
- ▲ Offered to the market with a CHAIN FREE sale
- ▲ Spacious family home or ready to go rental
- ▲ Four double bedrooms and two modern shower room

- ▲ Two reception rooms and 20ft breakfast kitchen with modern units
- ▲ Gas central heating and UPVC double glazing
- ▲ Front garden and rear courtyard with parking space with roller door

**£145,000**

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Whether you are in the market for a spacious family home or a ready to go rental property this could be the property for you.

This garden fronted Victorian mid terraced house offers great internal space across three floors with four double bedrooms, two modern bathrooms and is offered to the market with a CHIAN FREE sale.

Comprising lobby, hall, front living room with bay window, rear dining room, 20ft breakfast kitchen with modern units and conservatory on the ground floor. The first floor has large landing, three double bedrooms and shower room with modern three-piece suite. The second floor has landing, double bedroom and shower room with modern three-piece suite. To the front there is a small garden, and a rear courtyard offers parking with roller door.

Other features include gas central heating, UPVC external doors and windows.

**GROUND FLOOR**

**LOBBY**

**HALLWAY**

**LIVING ROOM - 4.5m (14'9") into alcove x 4.32m (14'2") into bay window**

**DINING ROOM - 3.89m (12'9") (max) x 3.89m (12'9") into alcove**

**BREAKFAST ROOM - 3.96m (13') x 3.35m (11') into alcove**

**KITCHEN - 3.35m x 2.18m (11' x 7'2")**

**TO VIEW: Tel: 01642 955140**

10 Town Square, Billingham, TS23 2LY

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CONSERVATORY - 2.5m x 2.41m (8'2" x 7'11")

## FIRST FLOOR

### LANDING

BEDROOM ONE - 5.7m (18'8") into alcove x 3.48m (11'5") (max)

BEDROOM TWO - 5.1m (max) x 3.35m (16'9" (max) x 11')

BEDROOM THREE - 3.89m (12'9") into alcove x 3.3m (10'10")

### FIRST FLOOR SHOWER ROOM

## SECOND FLOOR

### LANDING AREA

BEDROOM FOUR - 5.7m (18'8") x 3.38m (11'1") into alcove

## SECOND FLOOR SHOWER ROOM

### EXTERNALLY

Externally there is a small garden to the front and to the rear there is a concrete courtyard with roller door offering parking.

**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:** - MH/LS/BIL260236/05062026

**Council Tax Band:** B      **Tenure:** Freehold

**TO VIEW:** Contact our Billingham office on

Tel: 01642 955140

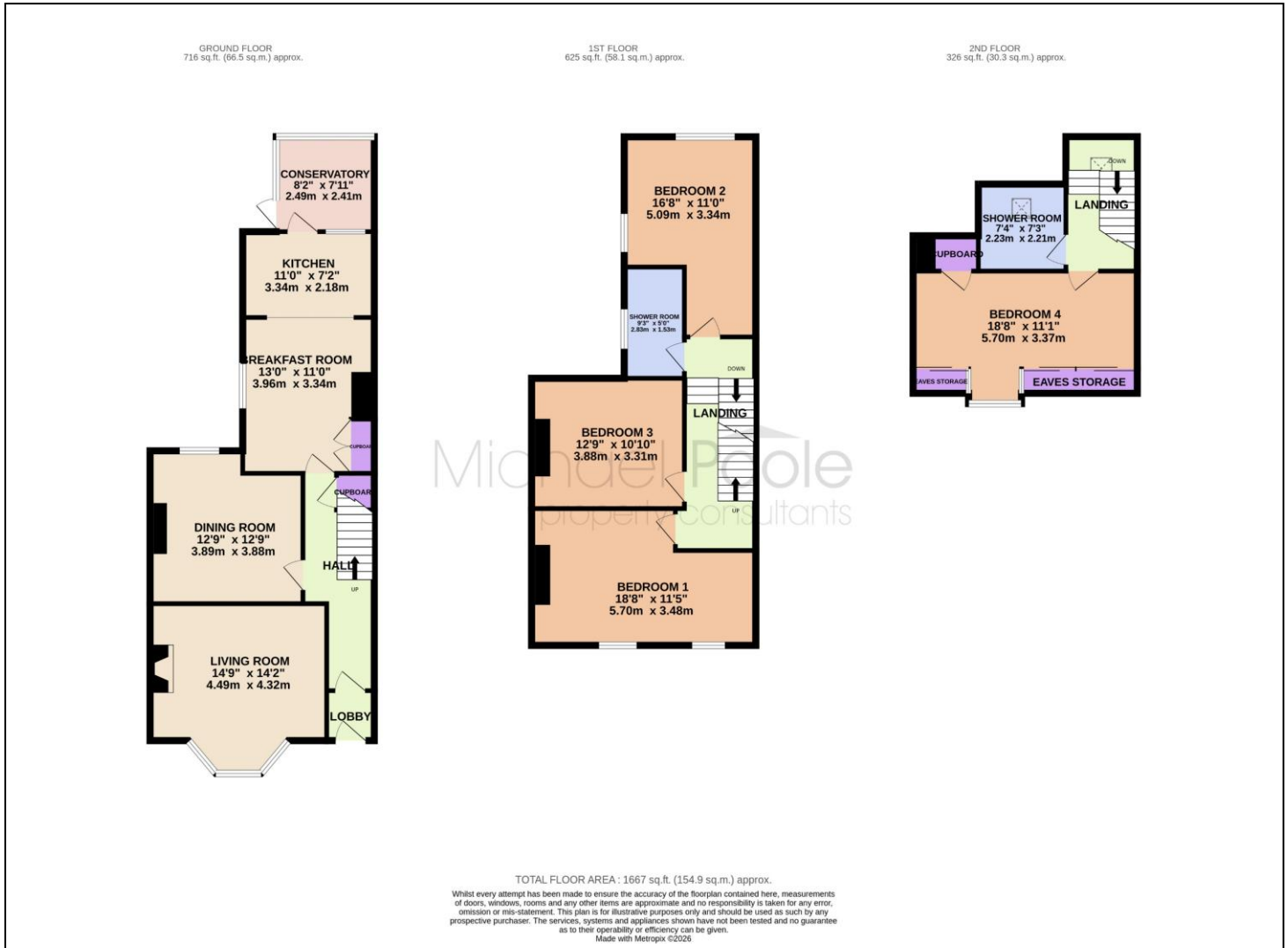


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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