



**Caledonian Road, Hartlepool, TS25 5LB**  
**Offers Over £225,000**





## Caledonian Road

### Hartlepool

- Three Bedroomed Detached Bungalow with Double Garage
- East Facing Rear Garden
- 121 M2 / 1302 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Sewerage
- Broadband: FTTC. Mobile: 4G
- Brick Built Construction
- FREEHOLD
- EPC Rating 'D'
- Council Tax Band 'C'

Caledonian Road is a popular residential location, with easy access to the A689 and A19. Local Primary Schools, St. Cuthbert's Catholic Primary and St. Aiden's C of E Primary are both within 5 minutes walking distance and both have a 'Good' Ofsted Report. The English Martyrs Catholic Secondary School and Sixth Form College is within 23 minutes walk and Hartlepool Sixth College, is only a 15 minute walk. (All times are according to Google Maps.)





Welcome to this charming three bedroom detached bungalow that offers the perfect blend of comfort and convenience. As you step inside, you'll be greeted by a warm and inviting atmosphere that instantly feels like home.

The property boasts a spacious living room that is ideal for both relaxing evenings in or entertaining guests. The three large windows, which are dual aspect, flood the room with natural light, creating a bright and airy space to unwind in. This space has, prior to this seller's ownership, been two separate rooms and should you wish, you could return the lounge to its original size and create a fourth bedroom.

The generous dining room is open plan to the kitchen. It boasts a large storage cupboard with double doors and houses the gas central heating boiler. There is also a feature, round, stained glass window. A door leads through into the side entrance hall and French doors lead outside. The Kitchen is a chef's dream, with vast worktop space, complete with free-standing range cooker with 7-ring Gas hob, Belfast sink and plenty of storage space for all your culinary needs. Space for a Fridge/Freezer, washing machine and dishwasher. My favourite feature is the Oriel window overlooking the rear garden.

The side entrance hall has a door leading to the bathroom and outside to the double garage.

The generous family bathroom boasts a free-standing bath, separate shower, close coupled w.c. and pedestal wash hand basin.

With three well-appointed bedrooms, there's plenty of room for the whole family to spread out and enjoy their own private space.



One of the standout features of this property is the double garage, providing ample space for parking vehicles or additional storage. The driveway leading up to the garage is shared with the neighbouring property. The privately owned driveway is positioned to the front left of the bungalow and provides off road parking for two vehicles.

The bungalow also offers a generous east-facing rear garden, a lovely spot to soak up the sun and enjoy some outdoor relaxation. The private, enclosed, rear garden boasts mature fruit trees, well stocked borders, patio/decked areas with Spa inflatable hot tub and Bar.

Don't miss out on the opportunity to make this wonderful detached bungalow your new home-sweet-home. Book a viewing today and start imagining a life of ease and comfort in this lovely property.

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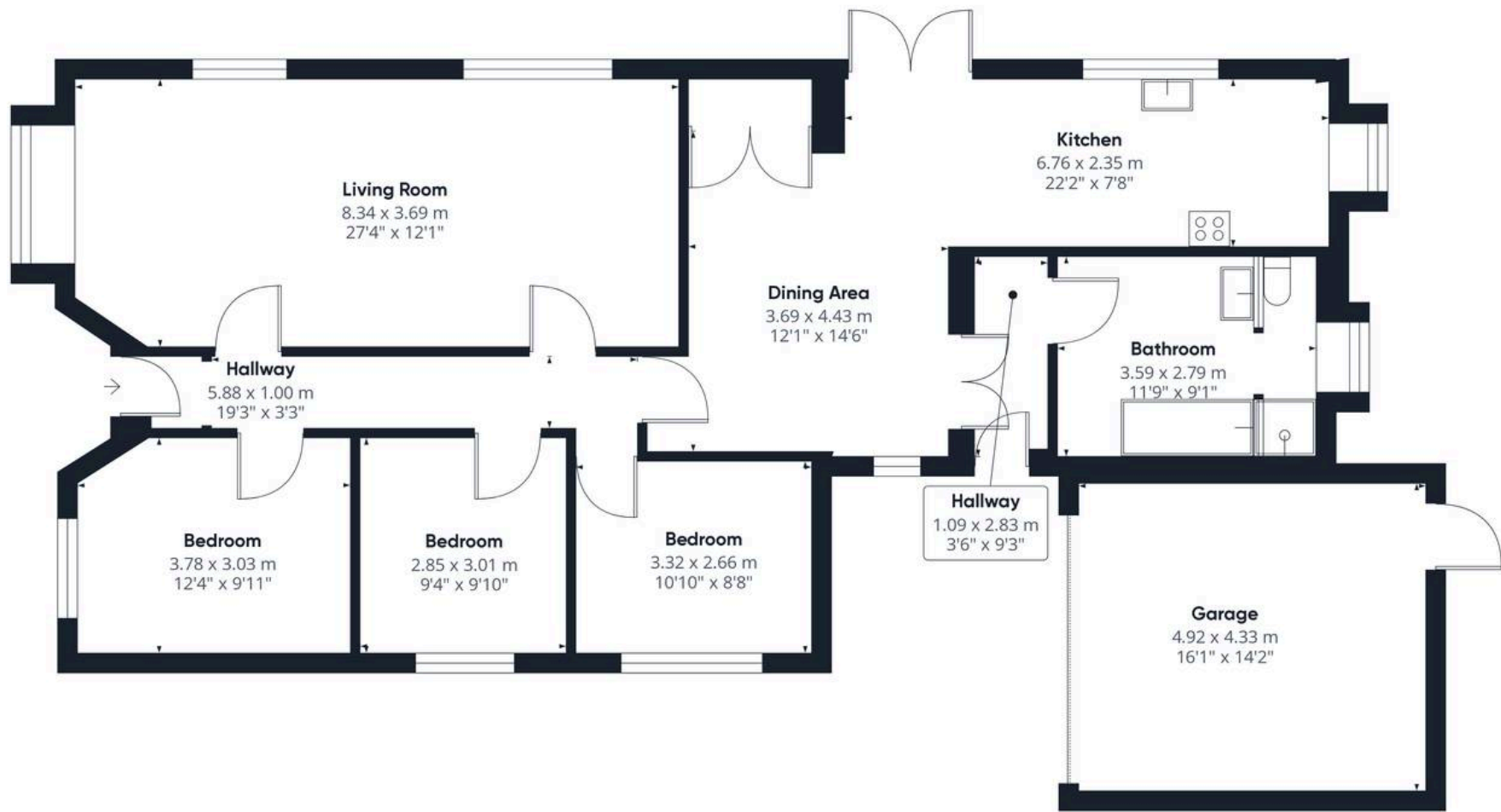












Approximate total area<sup>(1)</sup>  
135.38 m<sup>2</sup>  
1457.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





**JP Harll**

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