



**Colwyn Road, Hartlepool TS26 9AS**

**welcome to**

## **Colwyn Road, Hartlepool**

Perfectly blending character with contemporary living, this 3 bedroomed, end terraced house is situated close to local amenities, shops and schools.

### **Entrance Vestibule**

Accessed via UPVC double glazed door to front.

### **Entrance Hallway**

Radiator, stairs to first floor.

### **Dining Room**

13' 8" x 13' 1" ( 4.17m x 3.99m )

UPVC double glazed windows to side and rear, radiator, telephone and TV points, understairs storage cupboard.

### **Lounge**

13' 4" maximum x 11' 2" maximum ( 4.06m maximum x 3.40m maximum )

UPVC double glazed bay window to front, radiator, coving, feature fireplace with granite effect inset and hearth with traditional surround housing a gas fire.

### **Kitchen / Breakfast Room**

17' 9" x 6' 7" ( 5.41m x 2.01m )

5 UPVC double glazed windows to side, UPVC double glazed door to rear garden, fitted with a range of wall and base units with contrasting roll top work surfaces, built in electric oven with 4 ring electric hob and black tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, ceiling spotlights, radiator.

### **First Floor Landing**

Built in storage cupboard.

### **Family Bathroom**

Panelled bath with over bath mains operated shower, low level flush WC, pedestal wash hand basin, radiator, UPVC double glazed opaque window to side, extractor fan.

### **Bedroom 1**

12' 3" x 11' 8" ( 3.73m x 3.56m )

UPVC double glazed window to front, radiator.

### **Bedroom 2**

13' 2" x 11' 3" ( 4.01m x 3.43m )

UPVC double glazed window to rear, radiator, built in wardrobe.

### **Bedroom 3**

9' 9" x 5' 2" ( 2.97m x 1.57m )

UPVC double glazed window to front, radiator, laminate style flooring.

### **Externally**

### **Enclosed Yard To Rear**

### **On Street Parking**





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welcome to

## Colwyn Road, Hartlepool

- CLOSE TO LOCAL AMENITIES, SHOPS & SCHOOLS
- 2 RECEPTION ROOMS
- MODERN FITTED KITCHEN
- ON STREET PARKING
- ENCLOSED REAR YARD

Tenure: Freehold EPC Rating: D

**£80,000**



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:  
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