



**Claremont Drive, Hartlepool TS26 9PD**

**welcome to**

## **Claremont Drive, Hartlepool**

This extended and improved 3 Bedroomed Semi-Detached home is situated on a highly regarded and mature road boasting Front and Rear Gardens, a driveway with electric car pod point and Garage.

### **Entrance Lobby**

UPVC double glazed door to front.

### **Entrance Hall**

Staircase to First Floor, coved cornicing, radiator, window to side.

### **Cloakroom**

Low level low flush wc, pedestal wash hand basin with splash back tiling, cupboard housing boiler, window to front.

### **Lounge**

12' 4" Max x 15' 2" Max ( 3.76m Max x 4.62m Max )  
Bow window to front, original open tiled fireplace, radiator, coved cornicing.

### **Dining Room**

15' 4" Max x 12' 4" Max ( 4.67m Max x 3.76m Max )  
Original open tiled fireplace, coved cornicing, radiator, open with Garden Room.

### **Kitchen**

11' 3" x 9' 7" ( 3.43m x 2.92m )  
Wall and base units with complementing work surfaces, stainless steel 1 1/2 bowl sink/drain unit with chrome mixer tap, integrated appliances including dishwasher, washing machine, dryer, fridge and freezer, range cooker with extractor over , spotlighting, window to side.

### **Garden Room**

10' 4" x 21' 2" ( 3.15m x 6.45m )  
Open with Kitchen, two sky lights offering lots of natural light, two radiators, door to side, two french doors to rear.

### **First Floor**

### **Landing**

Loft access (fully boarded with storage shelving) , storage cupboard, window to side, radiator.

### **Bedroom 1**

15' 6" Max x 12' 4" Max ( 4.72m Max x 3.76m Max )  
Bay window to front, original built in cupboard, coved cornicing, radiator.

### **Bedroom 2**

12' 4" Max x 15' 5" Max ( 3.76m Max x 4.70m Max )  
Window to rear, original built in storage cupboard, radiator, coved cornicing.

### **Bedroom 3**

8' 4" x 9' 8" ( 2.54m x 2.95m )  
Window to front, coved cornicing, radiator.

### **Bathroom**

Bath with chrome mixer tap and shower attachment, large shower cubicle with mains shower, pedestal wash hand basin, fully tiled walls, two windows to rear, radiator.

### **Separate Wc**

Low level low flush wc, window to side, fully tiled walls.

### **Externally**

#### **Front Garden**

Lawn area, driveway, electric car charge pod point.

#### **Rear Garden**

Beautiful West facing rear garden with a mixture of mature trees and shrubs surrounded with well stocked borders, paved patio and dwarf wall.

### **Garage**



With power points and external garden power/  
water, automated roller shutter.



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## Claremont Drive, Hartlepool

- FULL WIDTH GARDEN ROOM ADDITION
- 2 FURTHER RECEPTION ROOMS
- GUEST WC
- WEST FACING REAR GARDEN
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

**£280,000**



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