



**Adlington Road, Hartlepool TS24 8BF**

**welcome to**

## **Adlington Road, Hartlepool**

This modern and attractive, 2 bedroomed, detached residence benefits from a double driveway and an enclosed, South facing rear garden.

### **Entrance Hallway**

Via composite door, radiator, staircase to first floor.

### **Ground Floor W C**

Low level flush WC, wash hand basin, tiled splashback, radiator, extractor fan.

### **Lounge**

15' 4" into bay x 11' 4" ( 4.67m into bay x 3.45m )  
UPVC double glazed bay window to front, radiator, telephone and TV points.

### **Kitchen / Breakfasting Room**

11' 2" x 10' 2" ( 3.40m x 3.10m )  
Fitted with a range of wall and base units with contrasting work surfaces, built in electric oven with induction hob, built in extractor fan, 1 ½ bowl single drainer stainless steel sink unit with mixer tap, UPVC double glazed window to rear, UPVC double glazed composite door to rear, built in storage cupboard, recess for appliances.

### **First Floor Landing**

UPVC double glazed window to side, radiator, built in storage cupboard.

### **Bedroom 1**

11' 3" x 10' 9" ( 3.43m x 3.28m )  
UPVC double glazed window to front, radiator, TV point.

### **Bedroom 2**

13' 1" x 11' 3" ( 3.99m x 3.43m )  
UPVC double glazed window to rear, radiator, loft access.

### **Family Bathroom**

3 piece suite comprising of:- panelled bath with mains operated over bath shower, low level flush WC, wash hand basin, UPVC double glazed opaque window to side, radiator.

### **Externally**

#### **South Facing Rear Garden**

Enclosed, mainly laid to lawn with patio area, shed for storage.

#### **Front Garden**

Laid to lawn, double driveway for off street parking.





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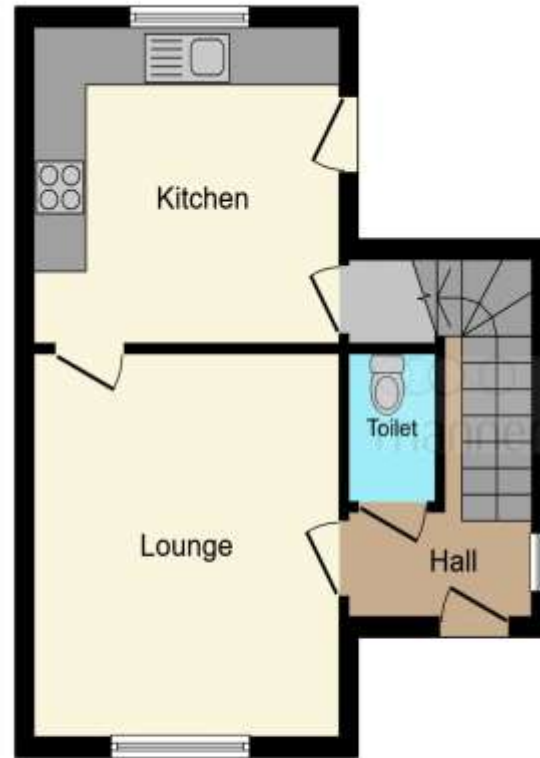
welcome to

## Adlington Road, Hartlepool

- SOUTH FACING REAR GARDEN
- CLOSE TO AMENITIES
- DOUBLE DRIVEWAY
- DOWNSTAIRS WC
- MODERN

Tenure: Freehold EPC Rating: B

**£130,000**



Ground Floor



First Floor

This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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