



**Park Road, Hartlepool TS26 9LW**

**welcome to**

## **Park Road, Hartlepool**

This substantial 6/7 bed roomed, traditional, semi detached home boasts many original features and perfectly blends period style qualities with modern day living.

### **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Entrance Lobby**

Feature tiled floor, inner door leading to:-

### **Hallway**

Radiator, coved cornicing, understairs storage cupboard, staircase to first floor, attractive coved cornicing.

### **Front Reception**

16' 4" into bay x 15' 6" into alcove ( 4.98m into bay x 4.72m into alcove )

UPVC double glazed bay window to front, ornate fireplace with marble surround and hearth with inset living flame gas fire, attractive decorative ceiling rose, coved cornicing, picture rail, radiator.

### **Rear Reception**

15' 4" maximum x 14' 2" maximum ( 4.67m maximum x 4.32m maximum )

UPVC double glazed window to side, rear door leading to lean to, attractive ceiling rose, decorative coved cornicing, picture rail, beautiful marble fireplace with attractive tiled surround and hearth with living flame gas fire, radiator.

### **Breakfasting Room/ Reception 3**

12' 1" maximum x 14' 10" maximum ( 3.68m maximum x 4.52m maximum )

Double glazed window to side, fireplace with marble effect surround and hearth with gas fire, built in storage, radiator.

### **Kitchen**

11' 9" x 7' 9" ( 3.58m x 2.36m )

UPVC double glazed window to side, fitted with a range of wall and base units with contrasting working surfaces and complementing splash back tiling, inset 1 1/2 bowl sink/drain unit with mixer tap, recess for cooker, built in extractor hood, unit housing dishwasher, walk in pantry, utility area which has recess for additional white goods and shelving for useful storage.

### **Rear Lobby**

Giving access to:-

### **Guest W C**

Skylight, low level low flush WC.

### **Additional Utility Room**

8' 6" x 7' 8" ( 2.59m x 2.34m )

UPVC double glazed window and door to rear, a range of base units with working surfaces, incorporating sink/drain unit, shelving, plumbing for washing machine.

### **First Floor Half Landing**

UPVC double glazed window to side, built in storage.

### **Bathroom**

Fitted with a 3 piece suite comprising of:- shower cubicle with electric shower, panelled bath with mixer tap and spray attachment, pedestal wash hand basin, airing cupboard, water tank cupboard.

### **Separate W C**

Low level low flush WC, sash window to side.





### **Bedroom 2**

10' 9" maximum x 12' 7" maximum ( 3.28m maximum x 3.84m maximum )  
UPVC double glazed box bay window to rear, built in storage, ornate attractive open fireplace.

### **First Floor Full Landing**

### **Bedroom 6**

14' 2" maximum x 13' 9" maximum ( 4.32m maximum x 4.19m maximum )  
UPVC double glazed window to rear, built in wardrobes, beautiful marble open fireplace, decorative coved cornicing, picture rail, pedestal wash hand basin, radiator.

### **Bedroom 1**

16' 5" into bay x 12' 10" excluding alcove ( 5.00m into bay x 3.91m excluding alcove )  
UPVC double glazed bay window to front, feature fireplace with open fire, built in wardrobes, decorative coved cornicing, picture rail, radiator.

### **Bedroom 7**

6' 7" x 10' 3" ( 2.01m x 3.12m )  
UPVC double glazed window to front.

### **Second Floor Landing**

Skylight, storage cupboard.

### **Bedroom 4**

9' 8" maximum x 14' 3" maximum ( 2.95m maximum x 4.34m maximum )  
Sash window to side, storage to eaves.

### **Bedroom 3**

13' 9" maximum x 14' 2" ( 4.19m maximum x 4.32m )  
Window to front, storage to eaves, open fireplace.

### **Bedroom 5**

6' 5" x 8' 4" ( 1.96m x 2.54m )  
Restricted head height, sky light, fitted with working surfaces.

### **Externally**

#### **Front**

Paved, flowered and shrubbery borders, on street parking plus driveway for several cars leading to:-

#### **Garage**

#### **Rear Garden**

Substantial, beautiful walled garden predominately laid to lawn, summer house.



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## Park Road, Hartlepool

- 3 RECEPTION ROOMS
- GARAGE
- DRIVEWAY
- UTILITY AREA
- BLEND OF PERIOD/MODERN

Tenure: Freehold EPC Rating: F

**£280,000**



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