



Park Road, Hartlepool TS26 9LW

welcome to

Park Road, Hartlepool

This substantial 4 bedroom, traditional, semi detached home boasts many original features and perfectly blends period style qualities with modern day living.

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, plumbing for washing machine, 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.

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 3

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 4

6' 7" x 10' 3" (2.01m x 3.12m)

UPVC double glazed window to front.

Second Floor Landing

Skylight, storage cupboard, access to 3 rooms via a door to an enclosed staircase, an ideal space for a home office, games room or man cave.

Loft Room 1

9' 8" maximum x 14' 3" maximum (2.95m maximum x 4.34m maximum)

Sash window to side, storage to eaves.

Loft Room 2

13' 9" maximum x 14' 2" (4.19m maximum x 4.32m)

Window to front, storage to eaves, open fireplace.

Loft Room 3

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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welcome to

Park Road, Hartlepool

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

Tenure: Freehold EPC Rating: F
Council Tax Band: D

£260,000



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