



Cairnston Road, Hartlepool TS26 0PB

welcome to

Cairnston Road, Hartlepool

Rarely available is this three bedroomed detached family home in the sought after location of Naisberry Park. With huge potential offering two reception rooms, utility room, downstairs WC and integral garage.

Entrance Hall

Entered via UPVC double glazed door to front aspect, stairs to first floor, radiator, coved cornicing, laminate flooring, understairs storage cupboard.

Ground Floor Wc

Low level low flush wc, wall hung wash hand basin, UPVC double glazed window to the front aspect, laminate flooring.

Lounge

10' 10" x 13' 4" (3.30m x 4.06m)

Entered via double doors, UPVC double glazed bay window to front aspect, radiator, coved cornicing, TV point, laminate flooring, double doors leading into Dining Area.

Dining Area

9' 3" x 9' 10" (2.82m x 3.00m)

UPVC double glazed French doors leading to the rear garden, laminate flooring, cove cornicing, ceiling rose.

Kitchen

11' 8" x 9' 10" (3.56m x 3.00m)

UPVC double glazed window to the rear aspect, coved cornicing, laminate flooring, a range of cream wall and base units with contrasting working surfaces, 1 1/2 owl stainless steel sink/drainer with swan neck mixer tap, tiled splashback, inset electric oven, 4 ring gas hob, radiator.

Utility

7' 8" x 7' 10" (2.34m x 2.39m)

UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, wall mounted Ideal boiler, space for fridge/freezer, coved cornicing, radiator, matching base units to the kitchen with contrasting working surfaces, tiled

splashback, round stainless steel sink, plumbing for washing machine, space for tumble dryer.

First Floor

Bedroom 1

12' 8" x 10' 6" (3.86m x 3.20m)

UPVC double glazed window to the rear aspect, coved cornicing, radiator, built in sliding wardrobe with mirrored doors.

Bedroom 2

8' 10" x 9' 9" onto sliding wardrobe doors (2.69m x 2.97m onto sliding wardrobe doors)

UPVC double glazed window to rear, radiator, built in sliding mirror wardrobes.

Bedroom 3

7' 11" Excluding door recess x 8' 5" (2.41m Excluding door recess x 2.57m)

UPVC double glazed window to front, radiator, built in storage cupboard, coved cornicing.

Landing

Stairs from the first floor, storage cupboard housing water tank.

Family Bathroom

UPVC double glazed window to front, panelled bath with mixer tap and hand held shower attachment, tiled surround, part tiled walls, radiator, tiled flooring, walk in shower cubicle with triton electric shower, extractor fan, enclosed cistern wc, enclosed wash hand basin in a vanity unit, spotlights to ceiling.





Externally

Rear Garden

Two raised lawn areas with a decked area, block paved patio area, slate bed edged area, fence enclosed with side access leading to the front of the property.

Front Garden

Driveway, small lawn area with slate bed edging.

Integral Garage

Up and over door.



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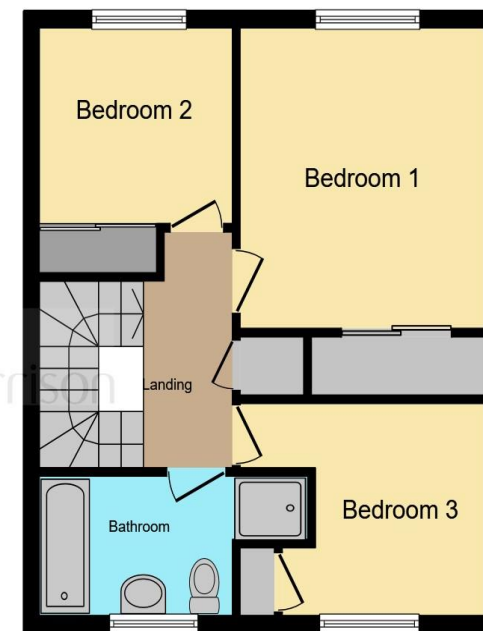
- 2 RECEPTION ROOMS
- KITCHEN WITH UTILITY
- 4 PIECE FAMILY BATHROOM
- FRONT AND REAR GARDENS
- INTEGRAL GARAGE

Tenure: Freehold EPC Rating: D

£225,000



Ground Floor



First Floor

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