



Dunbar Road, HARTLEPOOL TS25 5DT

welcome to

Dunbar Road, HARTLEPOOL

Much larger than the outside has you believe, is this 2 bedroomed, extended house, ideal for a family or first time buyer. Presented to a modern condition throughout, this property benefits from a conservatory extension, as well as a utility.

Entrance Hall

UPVC double glazed door to front, stairs to first floor, tiled flooring, open to kitchen.

Lounge

15' 2" x 10' 4" Into alcoves (4.62m x 3.15m Into alcoves)
Fitted storage to alcoves, UPVC double glazed bay window to front, radiator, log burner with tiled hearth and wooden mantle, herringbone wooden flooring, UPVC patio doors to rear.

Kitchen

14' 11" Max x 11' 1" (4.55m Max x 3.38m)
Fitted with a range of cream shaker style wall and base unit with wooden working surfaces and tiled splashback, belfast sink with mixer tap, range style oven with 7 ring gas hob ands cooker hood over, pantry/ storage cupboard, spotlighting, UPVC double glazed window to front, radiator, tiled flooring.

Utility

7' 8" x 6' 1" (2.34m x 1.85m)
Cladded walls, wall units, worktop, plumbing for washing machine, radiator, UPVC double glazed window to side, UPVC double glazed door to rear, vinyl flooring.

Conservatory

13' 4" x 8' 8" (4.06m x 2.64m)
UPVC double glazed window to rear and side, radiator, laminate flooring, UPVC double glazed french doors to rear.

First Floor

Landing

Stairs from hallway, carpet, UPVC double glazed window to front.

Bedroom 1

15' 2" x 10' 4" Max (4.62m x 3.15m Max)
UPVC double glazed bay window to rear, radiator, two built in cupboards one housing boiler, carpet.

Bedroom 2

11' 4" x 9' 4" (3.45m x 2.84m)
UPVC double glazed window to front, carpet, radiator, door leading to staircase for loft access.

Loft Space

Skylight to rear, spotlighting, eaves storage space, carpet, radiator.

Bathroom

shower cubicle, wc, vanity wash hand basin with mixer tap, full wall panels, spotlighting, UPVC double glazed frosted window to rear, vinyl flooring, chrome heated towel rail.

Externally

Rear Garden

Astro turf, gate to rear, summer house, mature trees, outdoor seating, private.

Front Garden

Off street parking, wrought iron gates.





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Dunbar Road, HARTLEPOOL

- EXTENDED
- CONSERVATORY
- KITCHEN WITH UTILITY
- LOFT AREA
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

£120,000



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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Property Ref:
HAR114928 - 0004

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