



**Cresswell Drive, Hartlepool TS26 0EQ**

**welcome to**

**Cresswell Drive, Hartlepool**

Situated in the sought after location of West Park. Perfect opportunity to purchase this 3 bedroomed, 2 reception roomed, semi detached traditional home.



### **Entrance Hallway**

Staircase to first floor, coved cornicing, recess spotlighting to ceiling, radiator.

### **Front Reception**

11' 8" maximum x 14' 6" into bay ( 3.56m maximum x 4.42m into bay )

UPVC double glazed bay window to front, coved cornicing, feature fireplace with living flame fire, radiator.

### **Rear Reception**

14' 5" maximum x 11' 8" maximum ( 4.39m maximum x 3.56m maximum )

UPVC double glazed french doors to rear, fireplace with inset gas fire with tiled hearth, coved cornicing, open with:-

### **Kitchen**

UPVC double glazed window to both side and rear, fitted with a range of wall and base units with contrasting working surfaces and co-ordinating splashback, inset 1.1/2 stainless steel sink/drainage unit with mixer tap, Range cooker with double width extractor hood over, integrated dishwasher and microwave, recess for fridge freezer, recess spotlighting to ceiling, rear utility area with plumbing and recess for washing machine and dryer, wall mounted Baxi combination boiler, UPVC double glazed door to rear.

### **Guest W C**

UPVC double glazed window to rear, low level low flush WC, corner wall mounted wash hand basin with mixer tap and white splashback tiling, radiator.

### **First Floor Landing**

Loft void access, built in overstairs storage cupboard.

### **Bedroom 1**

14' 3" into bay x 11' 8" ( 4.34m into bay x 3.56m )

UPVC double glazed bay window to front, coved cornicing, radiator.

### **Bedroom 2**

12' 2" maximum x 12' 9" maximum ( 3.71m maximum x 3.89m maximum )

(including wardrobes), UPVC double glazed window to rear, coved cornicing, radiator, build in wardrobes.

### **Bedroom 3**

7' x 7' 4" ( 2.13m x 2.24m )

UPVC double glazed window to front, coved cornicing, radiator.

### **Bathroom**

Dual aspect UPVC double glazed window to rear, "P" shaped bath with mixer tap and spray attachment plus glass shower screen, low level low flush WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, loft void access.

### **Externally**

#### **Front Garden**

Raised mature garden, driveway leading to:-

#### **Garage**

#### **Rear Garden**

Patio area with raised garden predominately laid to lawn, surrounded with mature trees and shrubbery, West facing.



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## Cresswell Drive, Hartlepool

- SOUGHT AFTER LOCATION
- GUEST WC
- 2 RECEPTION ROOMS
- NO ONWARD CHAIN
- UTILITY AREA

Tenure: Freehold EPC Rating: D

# £250,000



Please note the marker reflects the postcode not the actual property

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