



Arncliffe Gardens, Hartlepool TS26 9JF

welcome to

Arncliffe Gardens, Hartlepool

A traditional, bay fronted, 4 bedroomed, terraced home in a desirable location. Offering ample living accommodation, this property would be suited to those looking to take on a renovation project. Also benefitting from solar panels owned outright.

Entrance Vestibule

Accessed via UPVC double glazed composite door to the front, door leading into:-

Entrance Hall

Staircase to first floor, understairs storage cupboard, decorative ornate corbels, radiator.

Lounge

13' 5" maximum x 14' 4" into bay window (4.09m maximum x 4.37m into bay window)

UPVC double glazed bay window to front, coved cornicing, ceiling rose, wall mounted electric fire, radiator.

Conservatory

UPVC construction on a dwarf wall with sliding doors from dining room, part cladded walls, UPVC double glazed door to rear, access via a side alley too, which is shared access with the house next door.

Dining Room

11' maximum x 16' 9" maximum (3.35m maximum x 5.11m maximum)

Picture rail, coved cornicing, ceiling rose, feature gas fire with wooden surround and tiled hearth, coved cornicing, UPVC double glazed sliding doors leading into conservatory, radiator.

Kitchen

9' 4" maximum x 17' 3" maximum (2.84m maximum x 5.26m maximum)

Range of wall and base units with complementary working surfaces, stainless steel double bowl sink with drainer with swan neck mixer tap, wooden single glazed window to side and rear, tiled splashback, recess for cooker, space for fridge freezer, plumbing for dishwasher, integrated fridge freezer.

Rear Lobby

Part cladded walls with UPVC double glazed door leading to side, 2 UPVC double glazed windows to side, large storage cupboard, door leading to:-

Downstairs W C

Part cladded walls, low level low flush WC.

Utility

7' 11" x 9' 7" (2.41m x 2.92m)

Work surface, plumbing for washing machine, storage cupboard, stainless steel sink/drainer, UPVC double glazed window to side.

Conservatory

10' 5" x 9' 2" (3.17m x 2.79m)

UPVC double glazed construction with windows to both sides and rear, built on a dwarf wall with UPVC roof, UPVC double glazed French doors leading to the side.

Split Level Landing Area

Leading to:-





Family Bathroom

UPVC double glazed window to side, panelled bath with handheld shower attachment, tiled walls, low level low flush WC, pedestal wash hand basin, wall mounted Worcester boiler.

Bedroom 3

8' 3" excluding built in wardrobes x 13' 6" including bay window (2.51m excluding built in wardrobes x 4.11m including bay window)
UPVC double glazed bay window to rear, 2 built in storage cupboards, feature panelled wall.

First Floor Landing

Storage cupboard with a pull down ladder leading to loft space.

Bedroom 1

16' 4" into bay window x 12' 10" maximum (4.98m into bay window x 3.91m maximum)
UPVC double glazed bay window to front, radiator.

Bedroom 2

11' 9" maximum x 12' 3" maximum (3.58m maximum x 3.73m maximum)
UPVC double glazed window to rear, radiator, built in storage cupboard, feature arch area.

Bedroom 4

5' 11" x 10' 7" (1.80m x 3.23m)
UPVC double glazed window to front, radiator.

Externally

Front Garden

Wall enclosed palisade with block paved front.

Rear Garden

Glass house, 2 vegetable patches, lawned area with planted borders, block paved area.



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welcome to

Arncliffe Gardens, Hartlepool

- TRADITIONAL
- BAY FRONTED
- CLOSE TO SCHOOLS
- UTILITY
- TWO CONSERVATORY

Tenure: Freehold EPC Rating: D

£140,000



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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