



Park Road, HARTLEPOOL TS26 9HY

welcome to

Park Road, HARTLEPOOL

Oozing with charm and character this 4 bedroom extended semi detached home has been significantly improved and upgraded over recent years to provide luxury family accommodation.

Entrance Porch

Entrance Hallway

Staircase to first floor, radiator, tiled limestone flooring.

Lounge

14' 9" Into alcoves x 14' 9" Excluding bay (4.50m Into alcoves x 4.50m Excluding bay)
Bay window to front, decorative coved cornicing, ceiling rose, feature fireplace for decoration only, radiator, wall lighting, picture rail.

Reception Room

15' 4" Max x 15' 2" Max (4.67m Max x 4.62m Max)
Window to rear, door to rear, picture rail, 'Chesheys' limestone fireplace, under floor heating, fitted shelving and storage unit.

Breakfast Room

13' 9" Max x 13' 4" (4.19m Max x 4.06m)
Window to side, decorative coved cornicing, brick built fireplace with open chimney, oak parquet flooring, storage, radiator.

Extended Kitchen/ Diner

13' 2" x 17' 8" (4.01m x 5.38m)
Fitted with a range of wall and base units with complementary worksurfaces and island from John Lewis of Hungerford, ceramic double sink with mixer tap, integrated appliances consisting of larder fridge, 2 undercounter freezers, dishwasher, washing machine and tumble dryer, electric underfloor heating and Stoves Sterling range cooker (not included in the sale), and windows to both sides and rear with a door leading to the garden.

First Floor

Landing

Window to side.

Bedroom 2

13' 7" Excluding Recess x 15' (4.14m Excluding Recess x 4.57m)
Window to rear, storage cupboard, picture rail, radiator.

Bedroom 1

13' 9" x 17' 8" Into bay (4.19m x 5.38m Into bay)
Bay window to front, radiator, coved cornicing, picture rail, storage cupboard.

Bedroom 3

10' 8" Max x 9' 9" (3.25m Max x 2.97m)
Window to rear, coved cornicing, open fireplace, wardrobes, radiator.

Bedroom 4

11' x 7' 9" (3.35m x 2.36m)
(Irregular shaped) Window to front, coved cornicing, radiator.

Bathroom

Walk in shower cubicle, freestanding bath with mixer tap and shower attachment, low level low flush wc, vanity wash hand basin, double width chrome heated towel rail, loft hatch, cupboard housing boiler (fitted in 2020), spotlighting,





Separate Wc

Built in low level low flush wc, window to side.

Loft Space

Velux window to rear.

Externally

Rear Garden

Meadow style garden, brick built shed with slate roof and window to side and door to front, apple and pear fruit trees.

Front Garden

Gated access to garage and an enclosed garden with a high hedge for privacy, on street parking.

Garage



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Park Road, HARTLEPOOL

- ORIGINAL PERIOD FEATURES
- 3 RECEPTION ROOMS
- EXTENDED KITCHEN/ DINER
- WELL MAINTAINED
- REAR GARDEN

Tenure: Freehold EPC Rating: D

£285,000



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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