



South Parade, Hartlepool TS25 1SB

welcome to

South Parade, Hartlepool

A beautifully presented and upgraded

two bedroom semi detached house. This home has undergone significant improvements and reconfiguration over recent years to provide outstanding family living accommodation, with the added bonus of usable loft space accessed by pull-down ladder. No Onward Chain.

Lounge

14' 1" Into Alcoves x 12' 6" Into Bay (4.29m Into Alcoves x 3.81m Into Bay)

Bay window to front, log burner, coved cornicing, radiator.

Garden Room

16' 5" x 14' (5.00m x 4.27m)

Door to front, French doors to rear, bar, games room.

Kitchen/ Diner

16' 3" Max x 17' 7" (4.95m Max x 5.36m)

Fitted with a range of wall and base units with contrasting working surfaces, Belfast sink, open feature fireplace, 'Aga' cooker, integrated dishwasher and washing machine, two skylights, bay window to side.

First Floor

Landing

Bedroom 1

11' 9" Excluding robes x 10' 7" (3.58m Excluding robes x 3.23m)

Window to front, radiator.

Bedroom 2

6' 9" x 12' 6" Excluding robes & door recess (2.06m x 3.81m Excluding robes & door recess)

Window to side, built in cupboards, radiator, access via ladders to boarded out loft with skylight.

Bathroom

Low level low flush wc, vanity wash hand basin with mixer tap, p shaped bath with mixer tap and shower attachment and glass shower screen, vertical radiator, window to side.

Externally

Front Garden

Mature with patio.

Rear Yard

Sheltered rear yard with gate to rear for access to alleyway.

West Facing Side Garden

Outside lighting and tap.





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South Parade, Hartlepool

- MODERN FIXTURES AND FITTINGS
- GARDEN/ GAMES ROOM WITH BAR
- USABLE LOFT SPACE VIA PULL DOWN LADDER
- WEST FACING SIDE GARDEN
- ON STREET PARKING

Tenure: Freehold EPC Rating: E

£135,000



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:
HAR118343 - 0006

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