



**Eskdale Road, HARTLEPOOL TS25 4AU**

**welcome to**

## **Eskdale Road, HARTLEPOOL**

A 3 bedroomed end of terrace for sale with no onward chain and with vacant possession. The property has been well maintained and has modern fixtures, fittings and decor throughout.

### **Entrance Porch**

Of wooden construction.

### **Hallway**

Understairs storage cupboard, door to rear, staircase to first floor, access to cloakroom.

### **Cloakroom**

Wc, wash hand basin, UPVC double glazed window to rear.

### **Lounge**

14' 7" x 12' ( 4.45m x 3.66m )

UPVC double glazed window to front, radiator.

### **Dining Room**

10' 4" x 9' 3" ( 3.15m x 2.82m )

Radiator, UPVC double glazed window to front, door to front.

### **Kitchen**

Wall and base units with contrasting working surfaces and coordinating splashback tiling, space for under counter fridge freezer and space for upright fridge freezer, stainless steel sink/drainer unit with mixer tap, built in oven, hob and extractor hood, recess and plumbing for washing machine, radiator, window to rear.

### **First Floor**

#### **Landing**

Recess housing combination boiler, access to loft via ceiling hatch.

#### **Bedroom 1**

12' 7" x 10' 6" ( 3.84m x 3.20m )

Window to front, radiator.

#### **Bedroom 2**

12' 6" x 9' 6" Max ( 3.81m x 2.90m Max )

Window to front, radiator, built in cupboard.

#### **Bedroom 3**

9' 9" x 7' 4" Max ( 2.97m x 2.24m Max )

Window to rear, radiator, built in cupboard.

#### **Shower Room**

Shower cubicle, low level low flush wc, vanity wash hand basin, heated towel rail, window to rear.





### **Externally**

#### **Front Garden**

Predominantly laid to lawn.

#### **Rear Courtyard**

Paved, double gates providing access for off street parking, enclosed fencing, gated access to walkway, outhouse for storage.

#### **Agents Note**

To our knowledge this property is of Non-standard Construction.



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## Eskdale Road, HARTLEPOOL

- END TERRACE
- NO ONWARD CHAIN
- WELL MAINTAINED
- OFF STREET PARKING
- VACANT POSSESSION ASSURED

Tenure: Freehold EPC Rating: D

**£95,000**



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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Property Ref:  
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