



Annandale Crescent, Hartlepool TS24 9BS

welcome to

Annandale Crescent, Hartlepool

Ideal for family requirements, is this well presented three bedroomed end terraced family home. Sitting on a generous plot special features include 2 reception rooms, enclosed lean to entertainment/bar area which opens out to the generous sized rear garden and a handy downstairs WC and utility area.

Entrance Hall

Entered via UPVC double glazed door, stairs to first floor, UPVC double glazed window to side, radiator, understair storage cupboard, coved cornicing, spotlights, tiled flooring, feature exposed brickwork on staircase.

Dining Room

12' 3" (max) x 9' 10" (not inc bow window) (3.73m (max) x 3.00m (not inc bow window))
UPVC bow window to front, radiator, coved cornicing, open fire with decorative surround and marble hearth, laminate flooring, feature shelving in alcoves.

Lounge

15' 3" (max) x 11' 6" (max) (4.65m (max) x 3.51m (max))
UPVC double glazed French doors to covered entertainment/bar area, UPVC double glazed windows on either side, feature panelled alcoves, TV point, radiator, coved cornicing.

Kitchen

6' 6" (max) x 12' 2" (max) (1.98m (max) x 3.71m (max))
Wooden wall and base units with contrasting working surfaces, UPVC double glazed door to rear, UPVC window to side, tiled splashback, 1 1/2 bowl sink/drainage with mixer tap, recess and plumbing for washing machine, recess for wine cooler, large storage cupboard/pantry, inset electric oven, four ring electric hob with chimney style extractor over, integrated fridge, tiled flooring, spotlights, radiator.

Rear Lobby

UPVC double glazed composite door to side.

Utility Area

9' 1" (max) x 7' 8" (max) (2.77m (max) x 2.34m (max))
Plumbing for washing machine.

Downstairs Wc

Part tiled, low level low flush WC.

Entertainment/Bar Area

12' 7" x 10' 8" (3.84m x 3.25m)
Lean to, wooden built bar, bricked dwarf wall with wooden windows and doors opening up to the garden, brick built BBQ area.

First Floor Landing

UPVC double glazed window to side, loft hatch access, coved cornicing, spotlights.

Bedroom 1

13' 5" x 10' 4" (4.09m x 3.15m)
UPVC double glazed window to front, radiator, ceiling fan.

Bedroom 2

11' 11" (max) x 9' 8" (onto robes) (3.63m (max) x 2.95m (onto robes))
UPVC double glazed window to rear, radiator, three door sliding built in wardrobe (one housing wall mounted boiler).

Bedroom 3

7' 11" (max) x 8' 11" not inc recess (2.41m (max) x 2.72m not inc recess)
UPVC double glazed window to side, radiator, part restricted floor space due to bulkhead, built in cabin bed.

Family Bathroom

Tiled panel bath with central mixer taps and wall mounted electric shower, UPVC double glazed window to side, low level low flush WC, wash hand basin on vanity unit, tiled walls, tiled floors, chrome heated towel rail, spotlights, extractor fan.



Externally

Front Garden

Wall and fence enclosed, lawned area, walkway to front door.

Rear Garden

Fence enclosed, two sheds, laid to lawn, block paved area, outdoor tap, south west facing.



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Annandale Crescent, Hartlepool

- IDEAL FOR FAMILIES
- MULTIPLE RECEPTION ROOMS
- ENTERTAINMENT/BAR AREA
- ENTERTAINING REAR GARDEN WITH BBQ
- WELL PRESENTED

Tenure: Freehold EPC Rating: D

£110,000



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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