



Silverbirch Road,Hartlepool TS26 0BD

welcome to

Silverbirch Road, Hartlepool

Meticulously maintained and cared for is this wonderful four bedroom, detached family home. With a lovely kerb appeal and built to the "Chichester" style this property boasts many desirable features including four double bedrooms, two reception rooms, utility and four car driveway.

Entrance Hallway

Accessed via composite double glazed door, staircase to first floor, radiator, coved cornicing, understairs storage cupboard, laminate flooring, access to lounge, kitchen and downstairs WC, keypad for security system.

Downstairs W C

Low level low flush WC, radiator, corner pedestal wash hand basin, half tiled walls, extractor fan.

Kitchen

Beautiful range of wall and base units with contrasting working surfaces and matching upstands, range style cooker with stainless steel splashback and chimney style extractor over, 1 1/2 stainless steel sink/drainers with mixer tap, integrated dishwasher, fridge and freezer, LVT flooring, radiator, spotlights to ceiling, UPVC double glazed window to rear, door leading into dining room and utility room.

Utility Room

5' 11" x 9' 7" (1.80m x 2.92m)

Matching base units to kitchen with contrasting working surfaces and matching upstands, stainless steel sink/drainers with mixer tap, wall mounted boiler, UPVC double glazed window to the rear, LVT flooring, radiator, recess and plumbing for washing machine, pantry cupboard, personal door leading to integrated garage.

Dining Room

10' 11" x 8' 11" (3.33m x 2.72m)

Coved cornicing, radiator, UPVC double glazed French doors leading to rear garden, double doors leading into lounge area.

Lounge

17' 10" excluding bay window x 10' 11" (5.44m excluding bay window x 3.33m)

UPVC double glazed bay window to front, 2 radiators, decorative coal effect electric fire with wooden surround and marble hearth, TV point, coved cornicing, full fibre broadband point.

First Floor Landing

Loft hatch access, radiator, storage cupboard housing water tank.

Bedroom 1

13' 2" maximum x 14' 1" maximum (4.01m maximum x 4.29m maximum)

UPVC double glazed window to front, radiator, coved cornicing, TV point, door leading to:-

En Suite

UPVC double glazed window to front, concealed cistern low level low flush WC, double walk in shower cubicle with wall mounted shower, spotlights to ceiling, shaver point, wash hand basin on a vanity unit, vinyl flooring, chrome heated towel rail, spotlights to ceiling, extractor fan.

Bedroom 2

15' 2" maximum x 10' 11" maximum (4.62m maximum x 3.33m maximum)

UPVC double glazed window to front, radiator, coved cornicing, 2 radiators.

Bedroom 3

11' maximum x 13' 9" maximum (3.35m maximum x 4.19m maximum)

UPVC double glazed window to rear, radiator, coved cornicing.





Bedroom 4

10' 7" maximum x 11' 10" maximum (3.23m maximum x 3.61m maximum)
UPVC double glazed window to rear, radiator, coved cornicing, TV point.

Family Bathroom

UPVC double glazed window to rear, 4 piece bathroom suite comprising of:- panelled bath with mixer tap, concealed cistern low level low flush WC, shaver point, wash basin on a vanity unit, chrome heated towel rail, vinyl flooring, double walk in shower cubicle with wall mounted shower, spotlights to ceiling, extractor fan, storage surrounding toilet and sink unit.

Externally

Garage

Up and over door, power and lighting, accessed from the front and personal fire door into utility.

Front Garden

Accessed via both sides, block paved driveway for up to 4 cars, limestone gravel to one side.

Rear Garden

Fence enclosed, low maintenance, central lawn area with flagstone walkway going around the whole garden, stonebed edging with mature planting to rear and both sides, outside water tap.



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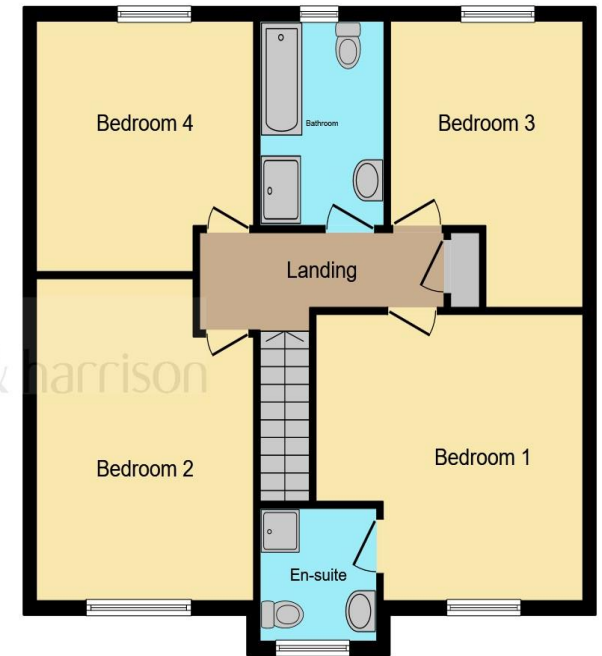
- GROUND FLOOR WC
- 2 RECEPTION ROOMS
- KITCHEN WITH UTILITY
- MASTER BEDROOM WITH EN SUITE
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: C

£270,000



Ground Floor



First Floor

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