



Ryehill Gardens, HARTLEPOOL TS26 0JJ

welcome to

Ryehill Gardens, HARTLEPOOL

This three-bedroom semi-detached home has been completely transformed by the current owners, undergoing extensive improvements and upgrades in recent years. One of the standout features of this property is the substantial rear garden, which offers endless possibilities.

Entrance Porch

Accessed via composite door to front, inner door leading to:-

Entrance Hall

Window to side, understairs storage area.

Lounge

14' 8" x 10' 9" into alcove (4.47m x 3.28m into alcove)
Window to front, plasma electric fire, radiator.

Dining Room

10' 9" x 10' 7" (3.28m x 3.23m)
French doors to rear, radiator.

Kitchen

10' 1" x 7' 6" (3.07m x 2.29m)
Door to rear, window to rear, wall and base units with complementing working surfaces and co-ordinating splash back tiling, stainless steel sink drainer unit with mixer tap, boiler, recess and plumbing for washing machine.

First Floor Landing

Loft which is half boarded, ladder, window to side.

Bedroom 1

10' 9" x 9' 6" excluding wardrobes (3.28m x 2.90m excluding wardrobes)
Window to front, radiator, wall to wall wardrobes.

Bedroom 2

10' 9" x 8' 7" (3.28m x 2.62m)
Window to rear, radiator.

Bedroom 3

11' x 9' 2" maximum (3.35m x 2.79m maximum)
Window to side and front, radiator.

Bathroom

"P" shaped bath with mixer tap and shower over, vanity wash hand basin, window to rear, radiator.

Separate W C

Low level low flush WC, window to rear.





Externally

Front Garden

Low maintenance, pebbled car standing.

Rear Garden

Large garden, recently build shed and covered seating area, astro turf.

Garage

In separate block.



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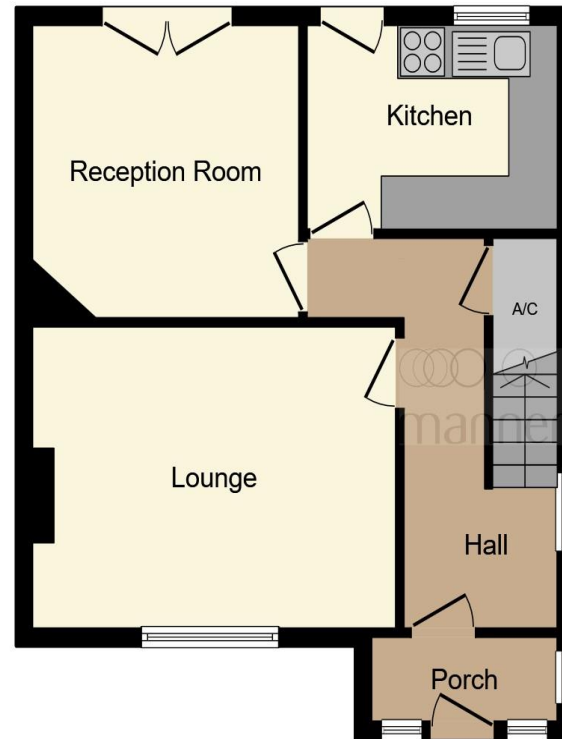
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Ryehill Gardens, HARTLEPOOL

- 2 SPACIOUS RECEPTION ROOMS
- 3 DOUBLE BEDROOMS
- GARAGE IN SEPARATE BLOCK
- VALID PLANNING PERMISSION FOR SINGLE STOREY EXTENSION
- REAR GARDEN WITH ATTRACTIVE SEATING AREA

Tenure: Freehold EPC Rating: Awaited

£160,000



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

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Property Ref:
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