



Elwick Road, HARTLEPOOL TS26 9AX

welcome to

Elwick Road, HARTLEPOOL

AVAILABLE WITH NO ONWARD CHAIN!! This spacious, four bedroom, terraced home is set over three floors and is not to be missed. Suitable for a range of buyers including anyone looking for a renovation project and to add their own stamp.

Auctioneer's Comments

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Entrance Vestibule

Entered via wooden door, built in storage cupboard, coved cornicing wooden and glass door into:-

Entrance Hallway

Staircase to first floor, radiator, laminate flooring, understairs storage cupboard, coved cornicing, door leading to lounge, reception room 2 and kitchen.

Lounge

14' 11" maximum x 17' 9" into bay window (4.55m maximum x 5.41m into bay window)
UPVC double glazed bay window to front, TV point, small multi fuel log burner with marble surround and tiled heath, laminate flooring, TV point, picture rail, dado rail, coved cornicing, ceiling rose, radiator.

Reception Room 2

12' 9" maximum x 15' 11" maximum (3.89m maximum x 4.85m maximum)
Single wooden glazed sash window to rear, ceiling rose, coved cornicing, gas fire with brick surround, radiator.

Kitchen

12' 4" x 10' 9" (3.76m x 3.28m)
Range of wall and base units with contrasting working surfaces with matching upstands, UPVC double glazed window to side, 1. 1/2 stainless steel bowl sink/drainers with mixer taps, tiled flooring, space for cooker with extractor over, space for freestanding fridge freezer, multi fuel log burner (heats all of the radiators), door leading to:-

Utility / Workshop

11' 4" x 10' 9" (3.45m x 3.28m)
UPVC double glazed window to side, UPVC double glazed door to rear, part tiled walls, wall and base units with working surfaces, tiled splashback, 1. 1/2 stainless steel/drainers with mixer tap, plumbing and recess for washing machine, work bench, brick built lean to area with UPVC double glazed door leading to side.





Half Landing

Wooden single glazed sash window to side, built in storage cupboard, door leading to:-

Bathroom

Bath with central mixer tap and handheld shower attachment, UPVC double glazed window to side, clad bathroom wall boarding, walk in shower cubicle with tiled surround and electric shower over, 2 built in storage cupboards, pedestal wash hand basin, extractor fan, radiator.

W C

Single wooden glazed window to side, low level low flush WC, dado rail.

Full Landing

Gives access to bedroom 2.

Bedroom 1

15' maximum x 12' 2" maximum (4.57m maximum x 3.71m maximum)
UPVC double glazed window to front, radiator, feature fire with tiled hearth, coved cornicing, stud wall with door leading into:-

Dressing Room

7' 4" x 15' 1" (2.24m x 4.60m)
Coved cornicing, UPVC double glazed window to front.

Bedroom 2

13' 11" maximum x 11' 6" excluding recess (4.24m maximum x 3.51m excluding recess)
Wooden single glazed sash windows to rear, built in storage cupboard, radiator.

Second Floor Landing

Wooden single glazed stained glass window to rear, built in storage cupboard.

Bedroom 3

11' 6" x 14' (3.51m x 4.27m)
UPVC double glazed window to rear, feature fireplace, built in storage cupboard.

Bedroom 4

19' 6" maximum x 15' 2" maximum (5.94m maximum x 4.62m maximum)
2 UPVC double glazed windows to front, built in storage cupboard, feature fire surround which is closed up, laminate flooring.

Externally

Front

Wall enclosed with double gates for access to the driveway, wooden gate for entry, hard standing area, flagstone walkway leading to front door.

Rear Yard

Enclosed, wooden gate to rear alley for access.

Garage

Up and over door.



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welcome to

Elwick Road, HARTLEPOOL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 RECEPTION ROOMS
- LOG BURNER

Tenure: Freehold EPC Rating: F

guide price

£90,000



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:
HAR119103 - 0003

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