



**John Howe Gardens, Hartlepool TS24 9NQ**

**welcome to**

## **John Howe Gardens, Hartlepool**

Nestled within a peaceful and sought after modern residential development, this beautifully presented three bedroom semi-detached home offers an ideal blend of comfort, style and practicality.

### **Entrance Hall**

Accessed via composite door to front, coved cornicing, storage cupboard, shoe cupboard, staircase to first floor, radiator.

### **Lounge**

13' 9" x 10' 1" excluding bay ( 4.19m x 3.07m excluding bay )

Window to front, fireplace with gas fire and marble effect surround and hearth, coved cornicing, sliding doors, radiator.

### **Kitchen / Diner**

9' 2" x 17' ( 2.79m x 5.18m )

Window to rear, door to side, coved cornicing, 2 vertical radiators, wall and base units with contrasting working surfaces and co-ordinating splash back, ceramic 1. 1/2 sink drainer with mixer tap, built in hob with hood, integrated oven, microwave and fridge freezer, dish washer.

### **Conservatory / Garden Room**

8' 2" x 8' 5" ( 2.49m x 2.57m )

French doors to side.

### **First Floor Landing**

Loft void access which is boarded for storage, boiler, airing cupboard, window to side.

### **Bedroom 1**

12' 2" x 8' 9" ( 3.71m x 2.67m )

Window to front, wardrobes (included), radiator.

### **Bedroom 2**

9' 7" x 9' excluding built in wardrobes ( 2.92m x 2.74m excluding built in wardrobes )

Window to rear, radiator, built in wardrobes.

### **Bedroom 3**

9' 3" x 7' 2" instairs over stairs bulk ( 2.82m x 2.18m instairs over stairs bulk )

Window to front, storage over stairs, radiator.

### **Bathroom**

"P" shaped bath with shower over, pedestal wash hand basin, low level low flush WC, chrome heated towel rail, window to rear.

### **Externally**

### **Rear Garden / Side Patio**

South West facing, enclosed shed, low maintenance, pebbled and patio area.

### **Garage**

Power and lighting, plumbing for washing machine, up and over door.







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## John Howe Gardens, Hartlepool

- OPEN PLAN KITCHEN / DINER
- COSY LOUNGE
- GARDEN ROOM EXTENSION
- GENEROUS PLOT
- GARAGE

Tenure: Freehold EPC Rating: C

**£160,000**



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

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