



**Saltaire Terrace, Greatham Hartlepool TS25 2EZ**

welcome to

## Saltaire Terrace, Greatham Hartlepool

Situated in the idyllic and highly sought after village of Greatham, this wonderful, extended, semi detached family home offers both charm and space in a peaceful, family friendly setting. Located on Saltaire Terrace, a quiet no through road just a short walk from a small play park.

### Entrance Hallway

Entered via UPVC double glazed door into entrance hallway, stairs to first floor, understairs storage cupboard, radiator, UPVC double glazed window to front, door leading to lounge, door leading to reception room 2, Karndean flooring.

### Lounge

12' 5" Max x 11' 6" Excluding bow window ( 3.78m Max x 3.51m Excluding bow window )  
UPVC double glazed bow window to front, radiator, coved cornicing, feature electric fire (not included) with decorative surround and hearth, laminate flooring.

### Reception Room 2

12' 3" Max x 13' 9" Max ( 3.73m Max x 4.19m Max )  
UPVC double glazed french doors looking over to rear garden, radiator, coved cornicing, Karndean flooring, dual fuel cast iron log burner with tiled hearth and brick surround with wooden mantle over, door leading to kitchen.

### Kitchen/ Diner

19' 2" x 12' 5" ( 5.84m x 3.78m )  
Room has been extended, Karndean flooring, spotlights to ceiling, 2 Velux sky light windows to rear, UPVC double glazed window to side and rear, UPVC double glazed French doors to rear, radiator, space for dining table, range of wall and base units with complementing wood effect working surfaces, integrated electric oven, integrate microwave, 5 ring gas hob with stainless steel and glass extractor over, tiled splashback, central breakfasting island with inset sink/drainer with mixer tap, integrated fridge/freezer, pull out pantry cupboard.

### Landing

Stairs from hallway, UPVC double glazed window to front, doors leading to all principle rooms, door leading to fixed staircase which leads to the top floor.

### Bedroom 1

11' 3" Excluding recess x 11' 6" Under the stair recess ( 3.43m Excluding recess x 3.51m Under the stair recess )  
UPVC double glazed window to front, radiator, built in sliding wardrobes.

### Bedroom 2

8' 1" x 10' 4" Onto wardrobes ( 2.46m x 3.15m Onto wardrobes )  
UPVC double glazed window to rear, radiator, four door built in wardrobes.

### Bedroom 3

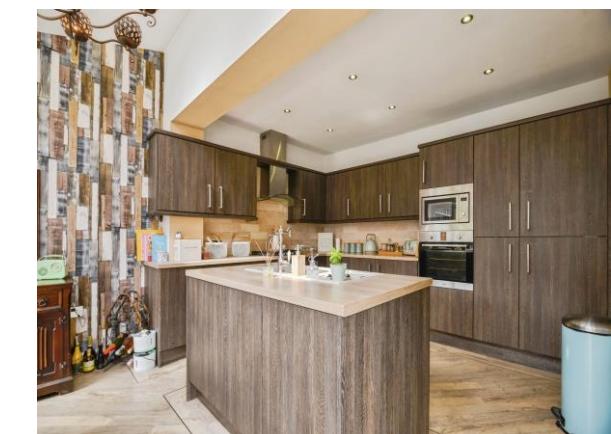
8' Max x 9' 1" Max ( 2.44m Max x 2.77m Max )  
UPVC double glazed window to side, radiator, built in storage cupboard houses Worcester wall mounted combi boiler.

### Family Bathroom

UPVC double glazed window to side, LVT flooring, spotlights to ceiling, tiled walls, panel bath with mixer tap, pedestal wash hand basin with mixer tap, corner shower cubicle with rainfall shower head, chrome heated towel rail.

### Separate Wc

UPVC double glazed window to rear, concealed cistern low level low flush wc, tiled walls, coved cornicing, laminate flooring.





### **Loft Space**

Accessed via fixed staircase, with power and lights, spotlights to ceiling, skylight window to front, skylight window to rear, built in storage in the eaves.

### **Utility**

Utility area accessed via UPVC personal door from rear garden, plumbing and recess for washing machine and space for tumble dryer, work surface built in shelving, tiled walls, laminate flooring, door leading to WC.

### **Wc**

UPVC double glazed window to rear, low level low flush WC, wall mounted wash hand basin, extractor fan, door leading into the garage.

### **Externally**

#### **Front Of The Property**

Wall enclosed within expansive block paved driveway, leads to garage.

#### **Garage**

Remote control roller shutter door.

#### **Rear Garden**

Great size, fence enclosed, lawned areas, mature planting to rear, patio area, wood built outbuilding, hard standing area with a wooden gate that leads to the front of the property, barbecue hut - wood built central barbecue with wood seating around edges, wood windows.



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## Saltaire Terrace, Greatham Hartlepool

- TWO WELL PROPORTIONED RECEPTION ROOMS.
- COSY LOG BURNER.
- MODERN KITCHEN DINER.
- FABULOUS BBQ HUT.
- LOCATED ON A QUIET NO THROUGH ROAD.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£200,000**



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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