









welcome to

Colwyn Road, Hartlepool

A bright and airy, spacious, two bedroom, bay fronted, end of terrace home, boasting the added advantage of a fixed staircase leading to a versatile spacious loft. Perfectly positioned on the doorstep of Burn Valley Park and Gardens and conveniently located close to local amenities.

Entrance Porch

Door to front.

Entrance Hallway

Staircase to first floor.

Lounge

14' 4" x 13' 4" (4.37m x 4.06m) Bay window to front, white ornate fireplace housing gas fire, shelving to alcove, radiator.

Dining Room

7' 6" x 9' 9" (2.29m x 2.97m) Patio doors to rear garden.

Kitchen

17' 7" Max x 11' 7" Max (5.36m Max x 3.53m Max) Fitted with a range of wall and base units with contrasting working surfaces, oven , hob and grill, ceramic sink/drainer unit with mixer tap, recess for washing machine, window to rear, window to side, under stairs storage area, radiator.

First Floor

Landing

Window to side, cupboard housing boiler.

Bedroom 1

10' 8" x 11' 4" Max (3.25m x 3.45m Max) Window to front, built in wardrobes, radiator.

Bedroom 2

11' 8" Max x 8' 7" Max (3.56m Max x 2.62m Max) Window to rear, built in wardrobes, radiator.

Loft Space

Window to side, skylight to front, radiator,

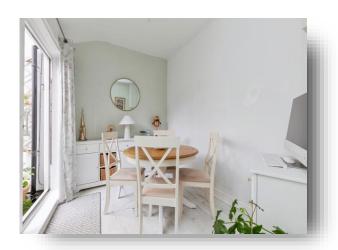
wardrobe.

Bathroom

Shower Cubicle, bath with mixer tap and shower attachment, low level low flush wc, pedestal wash hand basin, window to front, chrome heated towel rail.







Externally

Yard outside tap.







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Colwyn Road, Hartlepool

- 2 RECEPTION ROOMS
- LARGE MODERN KITCHEN
- **USEFUL LOFT SPACE**
- **REAR YARD**
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£110,000



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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