



**Colwyn Road, Hartlepool, TS26 9AL**

**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/drainers 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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welcome to

## 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**



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