



John Howe Gardens, Hartlepool TS24 9NQ

welcome to

John Howe Gardens, Hartlepool

Sitting proudly on a corner plot, this delightful three-bedroom semi-detached home offers an inviting blend of modern comfort and practicality!

Entrance Hallway

Entered via composite double glazed door, stairs to first floor, wall mounted vertical grey radiator, laminate flooring, understairs storage cupboard.

Lounge

9' 9" x 13' 9" excluding window area (2.97m x 4.19m excluding window area)
UPVC double glazed window to front, feature electric fire with decorative surround and hearth, feature panelled alcoves, wall mounted silver vertical radiator, coved cornicing, laminate flooring, archway leading into dining area.

Dining Area

9' 3" x 8' (2.82m x 2.44m)
UPVC door leading to rear garden, wall mounted silver vertical radiator, coved cornicing, laminate flooring, door leading into the kitchen.

Kitchen

7' 8" x 11' 3" (2.34m x 3.43m)
UPVC double glazed door to side, UPVC double glazed window to rear, range of white wall and base units with complementing working surfaces, plumbing and recess for integrated dishwasher, recess for washing machine, black inset 1. 1/2 sink/drainage with swan neck mixer tap, inset electric oven, 4 ring gas hob with stainless steel splashback and extractor over, space for freestanding fridge freezer.

First Floor Landing

Feature oak staircase, UPVC double glazed window to side, loft hatch access, built in storage cupboard housing a wall mounted combination boiler, doors leading to all principle rooms.

Bedroom 1

12' 1" x 8' 8" excluding door recess (3.68m x 2.64m excluding door recess)
2 door built in storage cupboard, UPVC double glazed window to front, radiator, coved cornicing.

Bedroom 2

9' 7" x 8' 9" (2.92m x 2.67m)
UPVC double glazed window to rear, radiator, coved cornicing, laminate flooring.

Bedroom 3

9' 2" x 7' (2.79m x 2.13m)
UPVC double glazed window to front, radiator, built in storage cupboard over the bulk head, laminate flooring.

Family Bathroom

Modern with UPVC double glazed window to rear, P shaped panelled bath with Jacuzzi plus handheld shower attachment over with glass shower screen, clad ceiling, spotlights to ceiling, extractor fan, tiled walls, pedestal wash hand basin, low level low flush WC, chrome heated towel rail, tiled floor.

Externally

Front

Open plan lawned area, paved walkway that leads to the front door.

Rear Garden

Wall and fence enclosed, well maintained with a artificial lawn area, stonebed area, outdoor sockets, outdoor tap, wooden gate that leads to front of the property, wooden gate that leads to the rear which gives access to the garage at the rear of the property and also access for parking.





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John Howe Gardens, Hartlepool

- CORNER PLOT
- IDEAL FOR A RANGE OF BUYERS
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT&REAR GARDENS

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£170,000



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