

***** AN ATTRACTIVE THREE BEDROOM COTTAGE FULL OF CHARACTER & CHARM - WITH ANNEXE *****

Occupying a very private position being tucked away down a private drive behind the Grove and accessed from Wooler Road. This **THREE BEDROOM COTTAGE** is situated in this excellent area of town having deceptively spacious accommodation, making it ideal for family requirements, being within easy reach of various schools and other amenities. Beautifully maintained and refurbished, whilst retaining many of its original features, the accommodation briefly comprises of: entrance hall, lounge opening onto the rear garden with multi-fuel fire, modern fitted kitchen with a range of integrated appliances, three bedrooms (master with en-suite) and family bathroom. The property is installed with gas central heating and uPVC double glazing. Externally, the garden has a decked patio area and is mainly laid to lawn, plus an Annexe.

Wooler Road, Hartlepool, TS26 0DR

3 Bedroom - Cottage

£300,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



Wooler Road, Hartlepool, TS26 0DR

GROUND FLOOR

ENTRANCE HALLWAY

DOWNSTAIRS TOILET

White suite with low level WC and pedestal wash hand basin, radiator and co-ordinated tiles.

LOUNGE

16'10 x 12'7 (5.13m x 3.84m)

uPVC double glazed French doors opening onto the rear garden, uPVC double glazed windows to front and rear, multi-fuel log burner, radiator and solid wood flooring.

DINING KITCHEN

19'5 x 12'7 (5.92m x 3.84m)

Fitted with a range of cream high gloss wall, base and drawer units with woodblock worktops and breakfast bar, inset sink and drainer with mixer tap, five ring gas hob, with extractor and double oven, integrated dishwasher, washing machine space and plumbing for an 'American' style larder fridge, uPVC double glazed window and radiator.

FIRST FLOOR

LANDING

Fitted cupboard, central heating radiator and inset spotlighting.

MASTER BEDROOM

17'2 x 12'7 (5.23m x 3.84m)

Stained wood flooring, central heating radiator and two double glazed windows.

EN-SUITE SHOWER ROOM/WC

Fully tiled, high level WC, vanity inset wash hand basin, walk-in corner shower enclosure with wall mounted thermostatic shower, tiled flooring and double glazed window.

BEDROOM 2

10'9 x 9' (3.28m x 2.74m)

Two double glazed windows and radiator.

BEDROOM 3

12'7 x 7'6 (3.84m x 2.29m)

Fitted cupboard, loft access hatch, central heating radiator and double glazed window.

FAMILY BATHROOM

Fully tiled, white 'spa' bath with glazed side screen and thermostatic shower over, vanity inset wash hand basin, high level WC, 'slate' effect tiled flooring and double glazed window.

EXTERNALLY

The garden has a decked patio area and is mainly laid to lawn.

ANNEXE

Sun Room

7'9 x 8'1 (2.36m x 2.46m)

With uPVC double glazed French doors and laminate flooring.



Wooler Road, Hartlepool, TS26 0DR



Main Room

18'5 x 12'6 (5.61m x 3.81m)

With wall mounted electric heater and laminate flooring.



Cloakroom

With wash hand basin, low level WC, heated towel rail and laminate flooring.

Study

12'4 x 9'11 (3.76m x 3.02m)

With wall mounted electric heater and laminate flooring.

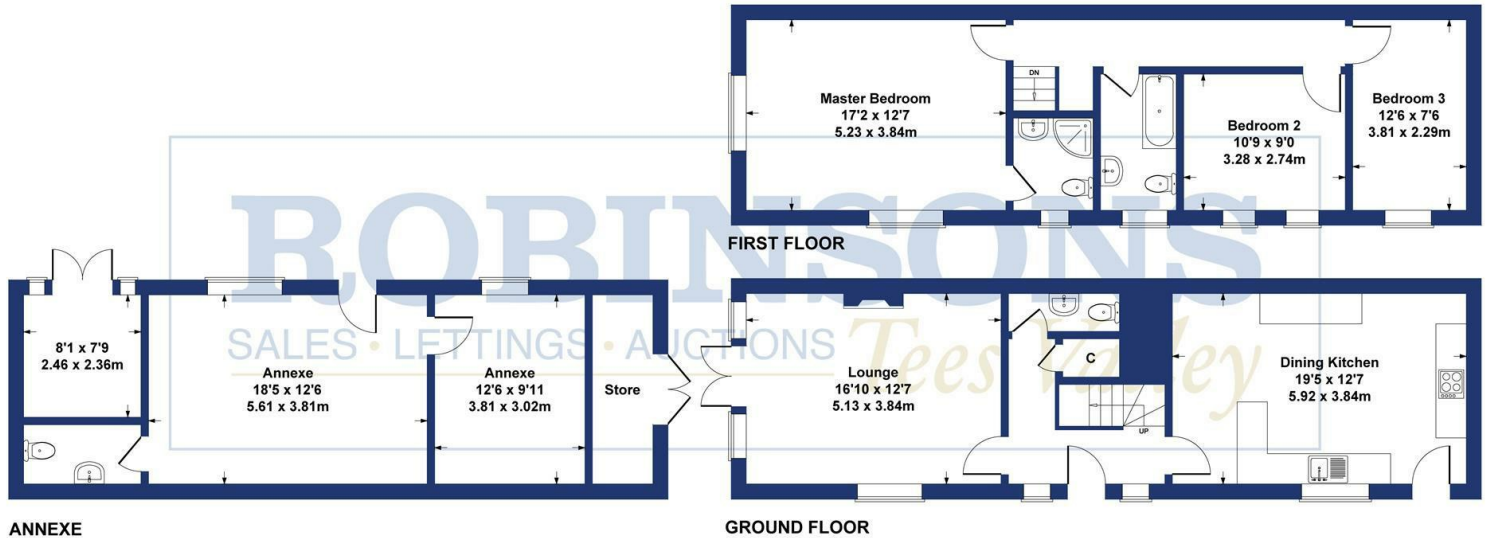


NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Wooler Cottage
Approximate Gross Internal Area
1717 sq ft - 160 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk



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