



**Greenlea, Elwick, TS27 3DY**  
**3 Bed - House - Semi-Detached**  
**Offers In The Region Of £270,000**

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



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# Greenlea

## Elwick Hartlepool TS27 3DY

\*\*\* WAS £275,000 \*\*\* A superb THREE BEDROOM semi-detached property located in a pleasant cul-de-sac in Elwick Village. The home occupies a pleasant position overlooking a small wildlife area to the front, whilst benefitting from low maintenance gardens. Internally upgraded with a beautiful open plan kitchen/diner/family room alongside an impressive four piece family bathroom, modern decor, gas central heating and uPVC double glazing. The full layout comprises: entrance porch through to an inviting entrance hall with stairs to the first floor and double doors into the front lounge, the open plan kitchen/diner/family room offers an enviable place for entertaining family and friends with pleasant seating area and dining space. The kitchen area is fitted with quality units and includes a range of built-in and integrated appliances. To the first floor are three bedrooms and a good size family bathroom incorporating a four piece suite and chrome fittings. Externally is a low maintenance part lawned, part pebbled front, with a block paved driveway allowing useful off street parking. The enclosed rear garden features a block paved patio and raised lawn. Greenlea is located in a popular part of Elwick Village close to The Green with access via North Lane. An internal viewing comes recommended.



















## GROUND FLOOR

### ENTRANCE PORCH

6'7 x 4'7 (2.01m x 1.40m)

Accessed via double glazed composite entrance door, two uPVC double glazed windows, convector radiator, uPVC double glazed door into the hall.

### ENTRANCE HALL

15'0 x 6'6 (4.57m x 1.98m)

Attractive oak flooring, stairs to the first floor, uPVC double glazed window to the side aspect, convector radiator, double doors into the lounge.

### FAMILY LOUNGE

15'1 x 11'2 (4.60m x 3.40m)

Attractive oak flooring, uPVC double glazed window to the front aspect, television point, convector radiator.

### OPEN PLAN KITCHEN/DINER/FAMILY ROOM

#### SITTING & DINING AREA

19'4 x 10'0 (5.89m x 3.05m )

Media wall with television recess, uPVC double glazed window to the rear aspect, attractive oak flooring, inset spotlights to ceiling, convector radiator, dining area with uPVC double glazed door to the rear and matching side screens, convector radiator.

#### KITCHEN AREA

15'8 x 10'4 (4.78m x 3.15m)

Fitted with a beautiful range of units to base and wall level with complementing work surfaces and matching splashback incorporating an inset stainless steel sink with mixer tap, built-in Hotpoint oven with matching microwave oven above, five ring stainless steel gas hob with extractor over, recess for 'American' style fridge/freezer, integrated washing machine, dryer and dishwasher, downlighting to eye level units, wine rack to base level, uPVC double glazed windows to the front and rear aspects, spotlighting to ceiling, matching oak flooring, convector radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, coving to ceiling, hatch to loft space, convector radiator.

### BEDROOM ONE

15'1 x 11'5 (4.60m x 3.48m)

A good size master bedroom with uPVC double glazed window overlooking the rear garden, coving to ceiling, convector radiator.

### BEDROOM TWO

10'9 x 9'1 (3.28m x 2.77m)

uPVC double glazed window to the front aspect, coving to ceiling, convector radiator.

### BEDROOM THREE

8'8 x 7'4 (2.64m x 2.24m)

Currently used as a dressing room with uPVC double glazed window to the front aspect, coving to ceiling, convector radiator.

### FAMILY BATHROOM/WC

8'11 x 6'7 (2.72m x 2.01m)

Incorporating a modern four piece suite and chrome fittings comprising: free standing bath with mixer tap over, walk-in shower area with chrome overhead shower and separate attachment, inset wash hand basin with vanity cabinet below, close coupled WC, attractive tiled splashback and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

### EXTERNALLY

The property features a low maintenance front garden with lawn and pebbled areas. A block paved drive provides useful off street parking. The enclosed rear garden features a block paved patio, raised lawn and fenced boundaries.

### 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.











Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1115.49 ft<sup>2</sup>  
103.63 m<sup>2</sup>

**Reduced headroom**

13.13 ft<sup>2</sup>  
1.22 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	72	85
	EU Directive 2002/91/EC	

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. Smith & Friends Estate Agents 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.

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