



**\*\*\*REDUCED\*\*\*** An impressive three bedroom semi-detached property offering well presented accommodation, ideal for a variety of buyers. The home is positioned on a favourable corner plot, with generously proportioned rooms and comes with viewing strongly recommended. The property also benefits from uPVC double glazing and a recently installed domestic heat pump central heating system. The internal layout briefly comprises of: entrance hall, bay fronted lounge, second reception room opening onto the rear garden, dining room, downstairs toilet and fitted kitchen. To the first floor there are three good size bedrooms and a white and chrome family bathroom. Externally the property is set on a generous corner plot, the front garden is mainly laid to lawn with well stocked borders and the enclosed side garden affords a good degree of privacy and a sunny patio area. The rear garden has been laid with artificial turf for easy maintenance.

A driveway leads to the detached garage which has been converted into a bar/games room (with simple conversion back to garage if required). Hart lane is well located for both schools and amenities in a popular residential area.

**Hart Lane, Hartlepool, TS26 0JN**

**3 Bedroom - House - Semi-Detached**

**£189,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Hart Lane, Hartlepool, TS26 0JN



## GROUND FLOOR

### ENTRANCE HALLWAY

uPVC double glazed glass panelled door, spindle staircase to first floor landing and radiator.

### LOUNGE

**13'1 x 10'10 (3.99m x 3.30m)**

uPVC double glazed bay window to front, living flame 'coal' effect gas fire with surround and radiator.

### SECOND RECEPTION ROOM

**12' x 11'2 (3.66m x 3.40m)**

uPVC double glazed French doors opening onto the rear garden, living flame 'coal' effect gas fire with surround and radiator.

### DINING ROOM

**8'7 x 7'2 (2.62m x 2.18m)**

uPVC double glazed bay window and radiator.

### DOWNSTAIRS TOILET

Low level WC, wash hand basin, uPVC double glazed window.

### KITCHEN

**7'10 x 6'3 (2.39m x 1.91m)**

Fitted with a range of white wall, base and drawer units with woodblock work surfaces and co-ordinated splashback, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted double oven, plumbing for washing machine, integrated fridge and freezer, uPVC double glazed window and uPVC double glazed glass panelled door opening onto the rear garden.

## FIRST FLOOR

### LANDING

uPVC double glazed window to side, access to loft (retractable ladder, partly boarded and Velux window).

### BEDROOM 1 (front)

**13'4 x 9'6 (4.06m x 2.90m)**

uPVC double glazed bay window, fitted wardrobes and radiator.

### BEDROOM 2 (rear)

**12' x 9'6 (3.66m x 2.90m)**

uPVC double glazed bay window, fitted wardrobes and radiator.

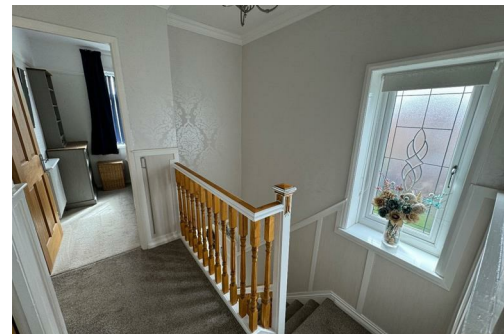
### BEDROOM 3 (front)

**7'7 x 7'4 (2.31m x 2.24m)**

uPVC double glazed window and radiator.

### FAMILY BATHROOM/WC

Fitted with a white and chrome suite comprising: free standing bath, pedestal wash hand basin and low level WC; co-ordinated tiled walls, uPVC double glazed windows and heated towel rail.



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**EXTERNALLY**

Set on a generous corner plot, the front garden is mainly laid to lawn with well stocked borders. The enclosed side garden affords a good degree of privacy and a sunny patio area. The rear garden has been laid with artificial turf for easy maintenance and includes various sheds including large summerhouse.

A driveway leads to the detached garage.

**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\*  
864.87 ft<sup>2</sup>  
80.35 m<sup>2</sup>

(\* Excluding balconies and terraces)

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

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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.

