



**** NO CHAIN INVOLVED **** A spacious and well positioned mid terraced property occupying a generous plot, with great potential. The home offers **THREE GOOD SIZE BEDROOMS** and a modern upgraded shower room, whilst further benefitting from gas central heating and uPVC double glazing. With the addition of an extended rear garden this offers a unique opportunity to a prospective buyer, whilst in brief the layout comprises: entrance hall with stairs to the first floor and access to a generous lounge/dining room, the lounge area including a modern wall mounted electric fire, whilst the dining area incorporates French doors to the rear garden. The kitchen leads to a useful workshop with scope to extend the kitchen or alter into a generous utility room. To the first floor are three good sized bedrooms and a modern shower room that incorporates a three piece suite and chrome fittings. Externally is a well stocked front garden, with the generous south facing enclosed rear garden benefitting from lawn and patio areas. Double gates open to a paved area allowing secure parking. Marlowe Road is situated in a popular part of the Rift House estate, with the home being conveniently positioned for bus routes and close to Summerhill Country Park.

Marlowe Road, Hartlepool, TS25 4PF

3 Bedroom - House - Mid Terrace

£95,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



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GROUND FLOOR

ENTRANCE HALL

Accessed via glazed entrance door with matching side screens, stairs to the first floor with under stairs storage cupboard, single radiator.

LOUNGE/DINING ROOM

20'9 x 12'3 narrowing to 8'8 (6.32m x 3.73m narrowing to 2.64m)

A good size dual aspect lounge/dining room with uPVC double glazed bow window to the front aspect and uPVC double glazed French doors to the rear, modern wall mounted electric fire, coving to ceiling, two single radiators.

KITCHEN

9'3 x 8'4 (2.82m x 2.54m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for washing machine and free standing fridge/freezer, tiled splashback, glazed window to the rear, glazed door into:

OUTHOUSE/WORKSHOP

12'5 x 6'1 (3.78m x 1.85m)

Offering great potential, whilst currently incorporating two useful workbenches, eye-level shelving and storage, glazed door to the rear garden.

FIRST FLOOR

LANDING

Access to bedrooms and shower room, hatch to fully boarded loft space with ladder access.

BEDROOM ONE

12'4 x 11'7 (3.76m x 3.53m)

A generous master bedroom with two uPVC double glazed windows to the front aspect, single radiator.

BEDROOM TWO

14'7 x 8'11 (4.45m x 2.72m)

Built-in storage cupboard, two uPVC double glazed windows to the rear aspect, single radiator.

BEDROOM THREE

10'0 x 8'9 (3.05m x 2.67m)

uPVC double glazed window to the front aspect, single radiator.

SHOWER ROOM/WC

7'10 x 5'6 (2.39m x 1.68m)

Fitted with a modern three piece suite and chrome fittings comprising: walk-in shower with protective glass screen, chrome overhead shower and separate attachment, pedestal wash hand basin with chrome mixer tap, low level WC, modern panelling to walls and ceiling, inset spotlights, wall mounted vanity cabinet with mirrored front, two uPVC double glazed windows to the rear aspect, chrome heated towel radiator.



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EXTERNALLY

To the front is a well stocked garden a with paved walkway and wrought iron gate. To the rear is an extended south facing garden with lawn and patio areas, featuring fenced boundaries and double gates which open to provide secure parking. A large greenhouse is included in the asking price.

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.



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Ground Floor



Floor 1

Approximate total area¹⁾
891.89 ft²
82.86 m²

(1) 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		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher energy 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.

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



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