



**Wooler Road, TS26 0DR**  
**6 Bed - House - Semi-Detached**  
**£680,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: E**



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# Wooler Road Hartlepool TS26 0DR

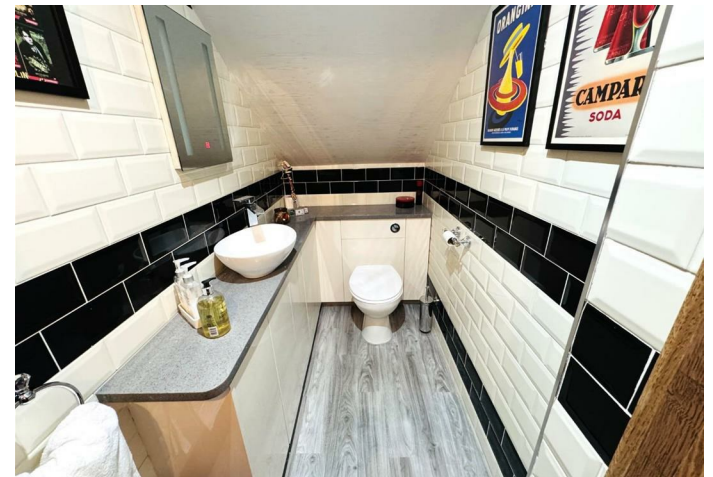
**\*\* REDUCED \*\*** Hill View is a stunning period property on Wooler Road set amongst beautifully established gardens with private gated access. This beautiful home offers a unique and rare opportunity, with extensive accommodation featuring SIX BEDROOMS, three reception rooms and two beautifully upgraded bathrooms. Spread over three floors with well proportioned rooms, high ceilings and a wealth of original features, complemented by tasteful and attractive decor which is sympathetic to the home's original character. The property comes with planning permission for a detached two storey property for which plans can be provided.

The internal layout comprises entrance lobby through to an inviting entrance hall incorporating stairs to the first floor and access to a useful guest cloakroom/WC, three generous reception rooms offer ample space and a variety of uses, whilst enjoying views of the gardens. The rear reception room links to a modern kitchen which is fitted with high gloss units and includes a range of appliances. To the first floor, from the half landing is access to bedroom three and the recently upgraded family bathroom which incorporates a four-piece suite and chrome fittings. The main landing gives access to a further three bedrooms with stairs leading up to the second floor. Two further bedrooms and a superb, refitted shower room complete the internal accommodation.

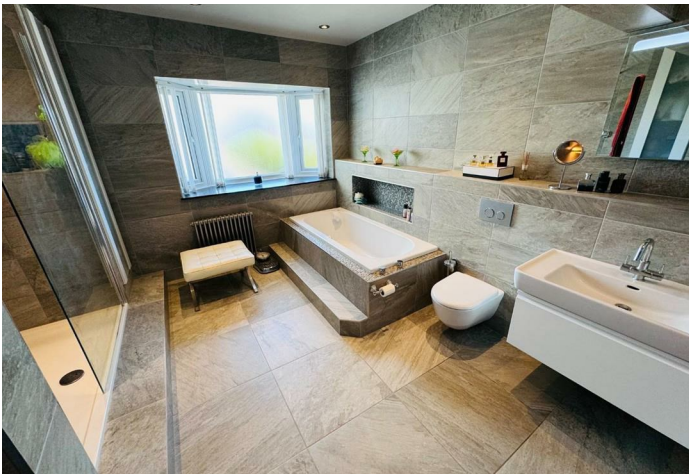
Externally the home is set back from the road with a beautiful, curved boundary wall, featuring double timber gates that open to an original cobblestone driveway running alongside the property and into a large two storey, drive through garage. The stunning gardens offer a high degree of privacy allowing an enviable place for entertaining family and friends. The gardens have been beautifully landscaped with generous manicured lawns, established borders, and various patio/seating areas. A timber summerhouse, storage shed and glass roof pergola are included in the asking price.

















## GROUND FLOOR

### ENTRANCE LOBBY

4'7 x 9'5 (1.40m x 2.87m)

Accessed via double timber framed doors to the front with matching side screens and fanlight above, internal double doors with etched glass panels and glazed side screens with matching fanlight above into the entrance hall, part panelled walls, ornate coving to ceiling.

### ENTRANCE HALL

30'7 x 9'4 (9.32m x 2.84m)

A deep and inviting entrance hall which incorporates a spindled staircase to the first floor with large newel post, 'Georgian' style Lincrusta wall coverings with dado rail, ornate coving to ceiling, feature archway, ornate cast iron column radiator, useful cloaks cupboard, access to:

### GUEST CLOAKROOM/WC

Refitted with a modern two piece suite and chrome fittings comprising: wash hand basin with chrome mixer tap and vanity cabinets below, granite worktops, concealed WC with matching vanity area above, attractive contrasting 'brick' style tiling to walls, modern laminate flooring, inset spotlights to ceiling.

### FAMILY LOUNGE

14'11 x 19'7 (4.55m x 5.97m)

Enjoying beautiful views of the gardens with two large bay windows, the front bay window incorporating double French doors with sash side windows, beautiful 'period' style fire surround with inset cast iron tiled fire, picture rail, ornate coving to ceiling, two matching ornate cast iron column radiators.

### SITTING ROOM

15'6 x 19'8 (4.72m x 5.99m)

Large walk-in bay window with views of the rear garden and built-in seating, attractive stained wood fire surround with inset fire and tiled surround, picture rail, ornate coving to ceiling, two ornate cast iron column radiators.

### REAR RECEPTION/DINING ROOM

15'10 x 20'6 (4.83m x 6.25m)

Bay to the side incorporating double doors with attractive glazed inserts, oak flooring, beautiful granite fire surround with inset cast iron tiled fire, dado rail, picture rail, deep coving to ceiling, two ornate cast iron column radiators, additional uPVC double glazed window to the rear aspect, archway into the kitchen.

### KITCHEN/BREAKFAST ROOM

17'5 x 12'11 (5.31m x 3.94m)

Fitted with a modern range of cream gloss units to base and wall level with brushed stainless steel handles and contrasting granite work surfaces with matching splashback featuring an inset sink and brushed stainless steel mixer tap, built-in twin Neff ovens with electric hob above and extractor hood over, integrated microwave to eye-level, integrated dishwasher, space for 'American' style fridge/freezer, recess for wine cooler, illuminated glass fronted display cabinets to eye-level, plate rack, wine rack to base level, 'marble' style tiled flooring with granite border, uPVC double glazed window, coving to ceiling, convactor radiator.

## FIRST FLOOR

### HALF LANDING

Walk-in storage cupboard with gas central heating boiler, 'Georgian' style Lincrusta wall coverings with dado rail, coving to ceiling, access to bedroom three and bathroom.

### BEDROOM THREE

11'2 x 15'10 (3.40m x 4.83m)

uPVC double glazed 'sash' style window to the side aspect, uPVC double glazed bow window to the rear aspect, attractive granite fire surround, picture rail, convactor radiator.

### FAMILY BATHROOM/WC

14'9 x 12'10 (4.50m x 3.91m)

Incorporating a four piece suite with raised sunken bath in a tiled surround with vanity recess over, separate walk-in double shower with glass screen and chrome overhead shower, matching shelved storage to either side, wall mounted wash hand basin with chrome mixer tap and white gloss vanity drawer below, concealed WC with vanity area above, attractive tiling to walls and flooring, uPVC double glazed bow window to the side aspect, two 'column' style radiators, inset spotlighting to ceiling.

### MAIN LANDING

Staircase to the second floor, access to bedrooms one, two and four, 'Georgian' style Lincrusta wall coverings with dado rail, coving to ceiling, double radiator.

### BEDROOM ONE

15'3 x 19'10 (4.65m x 6.05m)

A generous master bedroom which enjoys views of the gardens with uPVC double glazed bay window to the front aspect, additional uPVC double glazed sash windows to the the side aspect, attractive granite fire surround with inset cast iron tiled fire, picture rail, deep coving to ceiling, double radiator, door linking to bedroom four.

### BEDROOM TWO

15'5 x 19'10 (4.70m x 6.05m)

uPVC double glazed 'sash' style windows overlooking the garden, attractive granite fire surround with cast iron tiled fire, picture rail, deep coving to ceiling, double radiator.

### BEDROOM FOUR/HOME OFFICE

10'3 x 9'5 (3.12m x 2.87m)

Currently used as a home office with two uPVC double glazed 'sash' style windows to the front aspect, picture rail, single radiator.

## SECOND FLOOR

### HALF LANDING

Matching 'Georgian' style Lincrusta wall coverings with dado rail, uPVC double glazed sash window to the rear aspect.

### MAIN LANDING

Built-in storage cupboard with concealed hatch to loft space, matching 'Georgian' style Lincrusta wall coverings with dado rail.

## BEDROOM FIVE

15'4 x 19'10 (4.67m x 6.05m)

uPVC double glazed 'sash' style window to the side aspect, uPVC double glazed bow window with a distant rooftop view of the town and views towards the sea, fire surround, picture rail, double radiator.

## BEDROOM SIX

15'3 x 19'10 (4.65m x 6.05m)

Currently used as a home gym, with two uPVC double glazed 'sash' style windows to the front aspect and additional uPVC double glazed 'sash' style window to the side aspect, 'oak' style laminate flooring, attractive granite fire surround with cast iron tiled fire, picture rail, double radiator.

## SHOWER ROOM/WC

11' x 5'5 (3.35m x 1.65m)

Fitted with a stunning three piece suite comprising: walk-in shower area with chrome overhead shower and protective glass shower screen, vanity recess, wall mounted wash hand basin with chrome mixer tap and white gloss vanity drawers below, concealed WC with vanity area above, attractive tiling to walls, built-in storage to either side of the shower, chrome heated towel radiator, additional 'column' style radiator, shaver point, modern wall mounted illuminated vanity mirror, inset spotlighting to ceiling, extractor fan.

## EXTERNALLY

Set back from the road and occupying a generous plot with planning permission for a detached property. The home enjoys private grounds set behind an attractive recently constructed curved brick boundary wall with double timber gates opening to a cobblestone driveway which runs alongside the property to the garage. The stunning gardens offer a high degree of privacy allowing an enviable place for entertaining family and friends, with manicured lawns, established borders, a variety of trees, plants, flowers and shrubbery. A large patio area with glass pergola over includes a timber summerhouse and personal door into the garage. A further terrace to the front of the property offers an additional sitting area with double doors opening to the front reception room.

## DETACHED TWO STOREY GARAGE

19'4 x 28'5 (5.89m x 8.66m)

A large drive through garage is accessed via remote controlled doors and incudes lighting, sockets and useful first floor storage area with Velux windows, fixed stairs.

## 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.

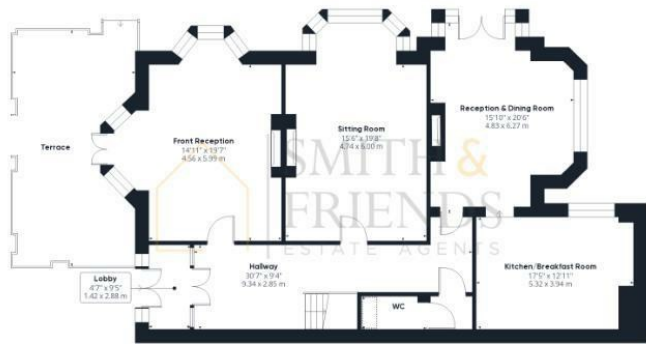
## NB

The property is situated in the Park conservation area.









Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 4210.38 ft<sup>2</sup>  
 391.16 m<sup>2</sup>

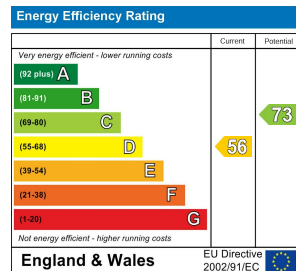
Reduced headroom  
 15.98 ft<sup>2</sup>  
 1.48 m<sup>2</sup>

(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.

GIRAFFE360



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.

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



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