



**Park Road, TS26 9LR**  
**3 Bed - House - Semi-Detached**  
**£249,950**

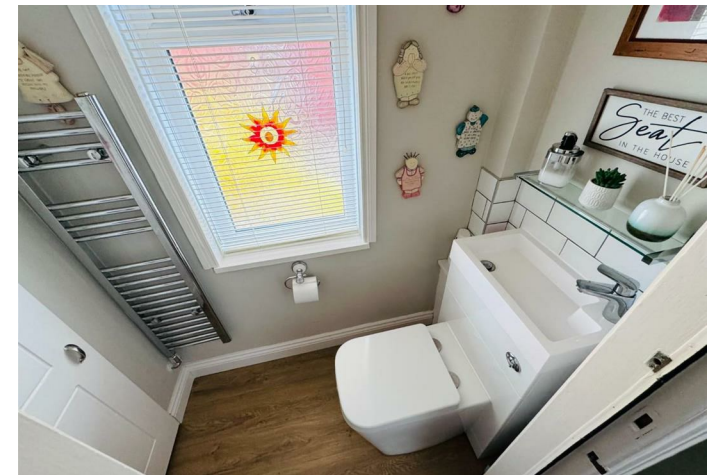
**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: C**



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# Park Road Hartlepool TS26 9LR

\*\*\* REDUCED\*\*\* An impressive THREE BEDROOM semi-detached property occupying a pleasant position on Park Road with the benefit of useful off street parking, garage and stunning rear garden. The home offers EXTENDED ACCOMMODATION with a full width extension allowing ample living space with two reception rooms and an extended kitchen. An internal viewing comes highly recommended, with tasteful and attractive décor complemented by quality fixtures and fittings, whilst other features include gas central heating and uPVC double glazing. We also understand from the owner that the main roof covering has been renewed. The full layout comprises: entrance hall with stairs to the first floor, useful guest cloakroom/WC, two reception rooms, the extended rear reception room measuring over 25ft and benefits from both seating and dining space. The kitchen offers a range of units to base and wall level with a built-in double oven, hob and extractor. To the first floor are three bedrooms, with bedrooms one and two benefitting from modern fitted wardrobes, they are served by a beautifully upgraded family bathroom which incorporates a four piece suite and chrome fittings. Externally is a low maintenance block paved front which continues alongside the property, allowing useful off street parking. Double gates open to provide access to the garage and through to a generous enclosed rear garden which is beautifully stocked, whilst enjoying a southerly aspect.











## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed side screens and fanlight above, beautiful Karndean flooring, attractive oak stairs to the first floor with fitted carpet, delft rack, coving to ceiling, convector radiator.

### GUEST CLOAKROOM/WC

5'4 x 2'7 (1.63m x 0.79m)

Fitted with a white suite and chrome fittings comprising: low level WC with an inset basin and chrome mixer tap, tiled splashback, laminate flooring, useful storage cupboard, uPVC double glazed window to the side aspect, chrome heated towel radiator.

### BAY FRONTED LOUNGE

13 x 12'10 (3.96m x 3.91m)

A pleasant family lounge with uPVC double glazed curved bay window to the front aspect, attractive feature fire surround with inset gas fire and granite base, fitted carpet, dado rail, coving to ceiling, curved radiator to bay.

### EXTENDED REAR RECEPTION ROOM

#### SEATING AREA

12'2 x 11'1 (3.71m x 3.38m)

uPVC double glazed French doors to the rear garden with matching uPVC double glazed screens, two double glazed 'Velux' style windows, fitted carpet, modern vertical radiator.

#### DINING AREA

12'11 x 13' (3.94m x 3.96m)

Attractive feature fire surround with modern inset chrome gas fire, built-in storage to both alcoves, fitted carpet, coving to ceiling, convector radiator.

### EXTENDED KITCHEN

21'10 x 6'9 (6.65m x 2.06m)

Fitted with a range of 'light oak' style units to base and wall level with contrasting work surfaces, incorporating an inset single drainer sink unit with mixer tap, built-in double oven with separate four ring gas hob and extractor over, tiled splashback, recess for washing machine and wine cooler, space for free standing fridge/freezer, 'tile' effect laminate flooring, uPVC double glazed windows to the side and rear aspects, coving and inset spotlights to ceiling, double glazed composite side door, two convector radiators.

## FIRST FLOOR LANDING

uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, hatch to loft space which benefits from three 'Velux' style windows to the rear aspect.

### BEDROOM ONE

13'2 x 10'2 (4.01m x 3.10m)

Modern fitted wardrobes with sliding doors, uPVC double glazed curved bay window to the front aspect with curved radiator, fitted carpet, coving and spotlights to ceiling.

### BEDROOM TWO

13'1 x 10'8 (3.99m x 3.25m)

Modern fitted wardrobes with sliding doors, part panelled walls, uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, convector radiator.

### BEDROOM THREE

7'9 x 7' (2.36m x 2.13m)

uPVC double glazed window to the front aspect, fitted carpet, picture rail, convector radiator.

### FAMILY BATHROOM/WC

7'9 x 6'9 (2.36m x 2.06m)

Fitted with a modern four piece suite and chrome fittings comprising: bath with chrome mixer tap, fully tiled shower enclosure with glass door and chrome shower, pedestal wash hand basin with chrome mixer tap, concealed WC with granite vanity area above, attractive tiling to walls, two uPVC double glazed windows, chrome heated towel radiator.

### EXTERNALLY

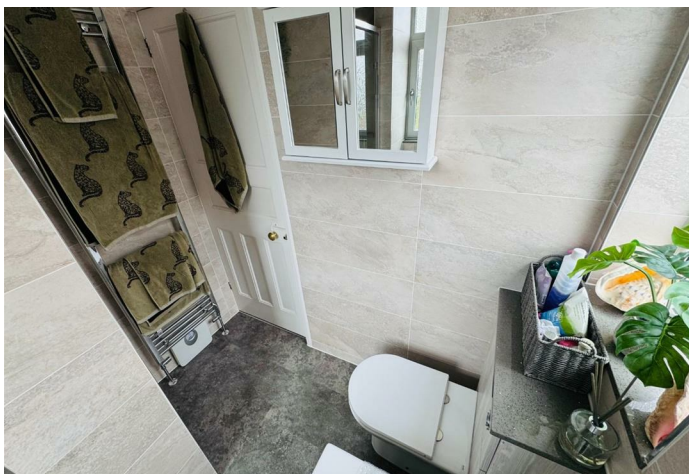
The property features a low maintenance front with a block paved driveway providing useful off street parking for up to three cars. Double timber gates open to a useful storage area in front of the garage. The generous enclosed rear garden is beautifully stocked and enjoys a southerly aspect with lawn, good size patio, established borders and includes a timber summerhouse and useful outhouse.

### GARAGE

Accessed via roller door to the front, personal door from the rear garden, uPVC double glazed side door, lighting and sockets.

### 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>  
1244.71 ft<sup>2</sup>  
115.64 m<sup>2</sup>

(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.

GIRAFFE 360

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>	69	80
	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.

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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