



A rarely available THREE BEDROOM semi-detached property, located in a popular part of Elwick Village and offering freshly decorated accommodation, ready for immediate occupancy. The home is warmed by gas central heating, features uPVC double glazing and includes newly fitted flooring throughout. The internal layout comprises: entrance hall with stairs to the first floor and access to useful guest cloakroom/WC, the lounge includes a feature fire surround and archway into the dining room which incorporates French doors to the rear garden. The kitchen is fitted with units to base and wall level and includes a built-in oven, hob and extractor. To the first floor are three bedrooms and the family bathroom which is fitted with a three piece white suite and chrome fittings. Externally are lawned gardens to the front and rear, with a driveway providing useful off street parking in front of the garage.

Greenlea, Hartlepool, TS27 3DY

3 Bed - House - Semi-Detached

£255,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



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Greenlea, Hartlepool, TS27 3DY



GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, newly fitted carpet, stairs to the first floor, under stairs storage cupboard, uPVC double glazed window to the side aspect, convector radiator.

GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: wash hand basin and wall mounted WC, tiled splashback, uPVC double glazed window to the side aspect, vinyl flooring.

FAMILY LOUNGE

15' x 11'1 (4.57m x 3.38m)

uPVC double glazed window to the front aspect, newly fitted carpet, feature fire surround, single radiator, archway to:

DINING ROOM

10'3 x 9'9 (3.12m x 2.97m)

uPVC double glazed French doors to the rear garden, newly fitted carpet, single radiator.

KITCHEN

10'2 x 7'1 (3.10m x 2.16m)

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer stainless steel sink unit with mixer tap, cream 'brick' style tiling to splashback, built-in electric oven with four ring hob above and extractor over, brushed stainless steel splashback, space for various appliances, three drawer base unit, uPVC double glazed window to the rear aspect, vinyl flooring, integral door to the garage.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, newly fitted carpet, hatch to loft space, storage cupboard.

BEDROOM ONE

12'9 x 11'6 (3.89m x 3.51m)

uPVC double glazed window to the rear aspect, newly fitted carpet, single radiator.

BEDROOM TWO

12'9 x 9'2 (3.89m x 2.79m)

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

BEDROOM THREE

8'8 x 7'5 (2.64m x 2.26m)

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

BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiling and panelling to splashback, vinyl flooring, uPVC double glazed window to the rear aspect, electric radiator.



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OUTSIDE

The property features an open plan, lawned front garden with a driveway in front of the garage providing useful off street parking. The enclosed rear garden is predominantly lawned with fenced boundaries.

GARAGE

16'10 x 10'11 (5.13m x 3.33m)

A larger than average garage, accessed via an up and over door to the front, personal door to rear garden, integral door from the kitchen, light and power points.

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 area⁽¹⁾

1079.34 ft²
100.27 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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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