



\*\*\* REDUCED\*\*\* This three bedroom detached home has been heavily extended and is exceptionally unique! The property will certainly appeal to a variety of potential buyers with such a versatile layout. The property is well presented throughout, with a high end finish and quality fixtures and fittings.

The layout briefly comprises of: Entrance, lounge, second reception room, open plan dining kitchen sunroom opening onto the the rear garden. To the first floor there are three double bedrooms, an en-suite and a family bathroom.

Externally the property benefits from a landscaped garden and double driveway.

Lapwing Road, Hartlepool, TS26 0ST

3 Bed - House - Detached

£199,950

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



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# Lapwing Road, Hartlepool, TS26 0ST



## GROUND FLOOR

### ENTRANCE

uPVC DG glass panelled door, radiator.

### LOUNGE

uPVC DG window to front and radiator.

### SECOND RECEPTION ROOM ( GARAGE CONVERSION)

uPVC DG window, radiator and built in storage.

### OPEN PLAN DINING KITCHEN SUNROOM

DINING AREA : Return spindle staircase to first floor landing, multifuel burner,

KITCHEN: Fitted with a range of white high gloss wall, base and drawer units with woodblock effect worktops and breakfast bar, inset sink and drainer gas hob with illuminating extractor and fan assisted oven. plumbing for washing machine integrated fridge and freezer.

SUNROOM : uPVC DG French Doors opening onto the rear garden and radiator.

## FIRST FLOOR

### BEDROOM ( REAR)

uPVC DG window to rear, built in wardrobes and radiator.

### EN SUITE

White and chrome suite with corner shower, wash hand basin with vanity storage and low level WC. Co ordinated tiled walls and flooring, heated chrome towel rail and uPVC DG window.

### BEDROOM ( FRONT)

uPVC DG window and radiator

### BEDROOM ( FRONT)

uPVC DG window and radiator

### FAMILY BATHROOM

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC. co ordinated tiled walls and flooring radiator and uPVC DG window.

### EXTERNALLY

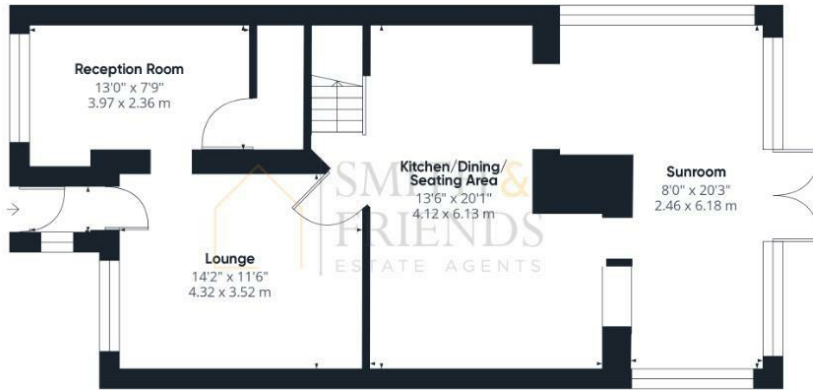
Enclosed rear garden, is mainly laid to lawn with a sunny decking area, the open plan front garden is laid to lawn with a double length driveway.



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1237.89 ft<sup>2</sup>  
115 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

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	74
(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>	EU Directive 2002/91/EC	

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