



*** NO CHAIN INVOLVED *** VACANT POSSESSION *** A spacious DETACHED PROPERTY on Hylton Road in a popular part of West Park offering EXTENDED ACCOMMODATION with FOUR BEDROOMS and TWO RECEPTION ROOMS. The home is in need of updating yet offers great potential and would make an ideal purchase for family requirements. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises; entrance porch through to the entrance hall with stairs to the first floor and access to a spacious through lounge/dining room, the separate breakfast room links to the kitchen which is fitted with units to base and wall level with built in appliances. To the first floor are four bedrooms with scope for more and the family bathroom with separate WC. Externally are predominantly lawned gardens to the front and rear with a driveway to the front providing useful off street parking whilst leading to the garage. Hylton Road is well situated within a short stroll of Ward Jackson Park, High Tunstall and West Park Primary School. VIEWING RECOMMENDED.

Hylton Road, Hartlepool, TS26 0AH

4 Bedroom - House - Detached

£259,950

EPC Rating: E

Tenure: Freehold

Council Tax Band: D



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GROUND FLOOR

ENTRANCE PORCH

6'0 x 3'5 (1.83m x 1.04m)

Accessed via uPVC double glazed entrance door with uPVC double glazed side screens, glazed internal door into the hall.

ENTRANCE HALL

Stairs to the first floor, panelling to walls, single radiator.

LOUNGE/DINING ROOM

25'0 x 12'10 narrowing to 10'2 (7.62m x 3.91m narrowing to 3.10m)

A generous dual aspect through lounge/dining room with uPVC double glazed windows to the front and rear, tiled fire surround with gas fire, coving to ceiling, two single radiators.

BREAKFAST ROOM

11'2 extending to 13'8 x 7'10 (3.40m extending to 4.17m x 2.39m)

Situated off the kitchen with three storage cupboards, uPVC double glazed window to the rear aspect, single radiator.

KITCHEN

11'2 x 7'2 (3.40m x 2.18m)

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer sink with mixer tap, built in electric oven with four ring hob above and canopy housing extractor over, tiled splashback, integrated fridge/freezer, glass fronted display cabinets, uPVC double glazed door and window to the rear.

FIRST FLOOR

LANDING

Hatch to loft space, access to;

BEDROOM ONE

12'8 x 11'6 (3.86m x 3.51m)

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

BEDROOM TWO

11'6 x 9'8 (3.51m x 2.95m)

uPVC double glazed window to the rear aspect, double wardrobe, single radiator.

BEDROOM THREE

25'0 x 7'9 (7.62m x 2.36m)

A generous bedroom extension with scope to be divided into two separate rooms with uPVC double glazed windows to the front and rear aspects, coving to ceiling, two single radiators and hatch to additional loft space.

BEDROOM FOUR

8'10 x 6'9 (2.69m x 2.06m)

Built in wardrobe/storage cupboard, uPVC double glazed window to the front aspect, single radiator.



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BATHROOM

6'9 x 5'4 (2.06m x 1.63m)

Fitted with a two piece suite comprising; curved corner bath with dual taps and electric shower over, pedestal wash hand basin with dual taps, tiled walls, uPVC double glazed window to the rear, single radiator.

SEPARATE WC

Low level WC, extractor fan.

EXTERNALLY

The property features predominantly lawned gardens to the front and rear with a driveway providing useful off street parking whilst leading to the garage.

GARAGE

18'2 x 7'10 (5.54m x 2.39m)

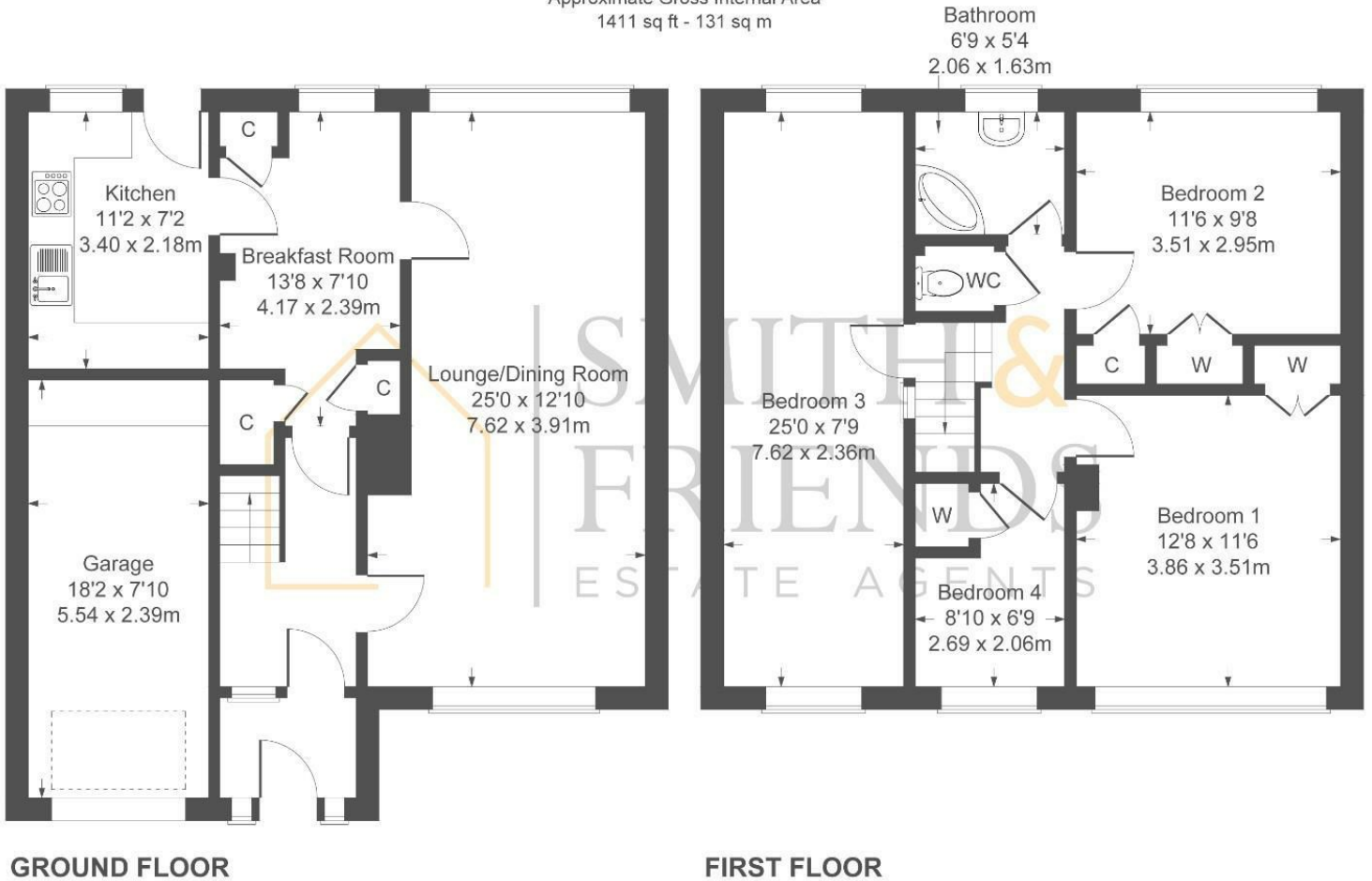
Accessed via manual roller door to the front, light and socket.



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Hylton Road

Approximate Gross Internal Area
1411 sq ft - 131 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running 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.

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