



A beautifully positioned and rarely available three bedroom detached property occupying a large plot on Coatham Drive in a highly desirable area of West Park. The home offers well proportioned and EXTENDED ACCOMMODATION ideal for family requirements, with TWO reception rooms and a modern extended kitchen/breakfast room. An internal viewing comes recommended to appreciate this lovely family home, benefitting from gas central heating and uPVC double glazing. The layout of the property comprises: entrance porch with access through to the generous and inviting entrance hall, access to the ground floor cloakroom/WC and stairs to the first floor. The dual aspect family lounge leads through the conservatory and the sunny patio. The dining kitchen is fitted with a range of modern grey wall, base and drawer units, contrasting worktops and built-in double oven, hob and extractor. To the first floor are three good sized bedrooms which are served by the modern family bathroom. Externally the property is approached by a block paved driveway allowing ample off street parking, whilst leading to the attached garage. Gated access to the good sized rear garden which has been laid with artificial turf has well stocked borders and a sunny patio area. VIEWING RECOMMENDED.

Coatham Drive, Hartlepool, TS26 0AQ

3 Bedroom - House - Detached

£300,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D



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Coatham Drive, Hartlepool, TS26 0AQ

GROUND FLOOR

ENTRANCE PORCH

4'10 x 7'7 (1.47m x 2.31m)

uPVC double glazed entrance door, uPVC double glazed bow window to front, uPVC double glazed glass panelled doors opening into the hallway.

HALLWAY

9' x 5'9 (2.74m x 1.75m)

Return oak staircase to first floor, radiator, large under stairs storage cupboard.

CLOAKROOM WC

2'8 x 5'2 (0.81m x 1.57m)

White low level WC, uPVC double glazed window.

LOUNGE

21'9 x 13'4 (6.63m x 4.06m)

Dual aspect, generously proportioned lounge with uPVC double glazed bow window to front, two radiators, living flame 'coal' effect gas fire with modern surround, uPVC double glazed French doors with side panels opening into the conservatory.

CONSERVATORY

9'3 x 8'9 (2.82m x 2.67m)

uPVC double glazed French doors opening onto the rear patio, tiled flooring, wall mounted electric heater, Velux window.

DINING KITCHEN

12'5 x 18'8 (3.78m x 5.69m)

Fitted with a range of modern grey wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, five ring gas hob with illuminating extractor and double oven, integrated washing machine, fridge/freezer, uPVC double glazed windows to rear, uPVC double glazed glass panelled door opening onto the rear patio.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access, airing cupboard.

BEDROOM (rear)

10'2 x 10'10 (3.10m x 3.30m)

uPVC double glazed window to rear, built-in wardrobes, radiator.

BEDROOM (front)

9'8 x 12'11 (2.95m x 3.94m)

uPVC double glazed window, radiator.

BEDROOM (rear)

6'11 x 9'9 (2.11m x 2.97m)

uPVC double glazed window, radiator.



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FAMILY SHOWER ROOM/WC

8'7 x 5'6 (2.62m x 1.68m)

Modern white and chrome suite with double shower, wash hand basin with vanity storage and low level WC; co-ordinated walls and flooring, heated towel rail, uPVC double glazed window.

EXTERNALLY

The good sized rear garden is fully enclosed and easily maintained with artificial turf, well stocked borders and sunny patio area. The landscaped front garden has been laid with artificial turf, decorative stones and double block paved driveway leading to the SINGLE GARAGE.

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*
1195.32 ft²
111.05 m²

(*) 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(39-54) E			
(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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