



*****REDUCED***** simply stunning three bedroom detached property occupying a pleasant corner position on Falcon Road. The home offers significantly upgraded accommodation with a contemporary finish which can only be truly appreciated upon inspection. The attractive and tasteful décor being complemented by quality fixtures and fittings. The kitchen, bathroom and en suite shower room have been refitted, making the home ready for immediate occupancy without further expense. The beautiful kitchen has been refitted with high gloss units and includes a range of integrated appliances, the bathroom features an impressive three piece suite, chrome fittings and a built-in television, whilst the en suite shower room features a modern three piece suite and chrome fittings. The internal accommodation is warmed by gas fired central heating, features uPVC double glazing and includes a burglar alarm system.

Falcon Road, Hartlepool, TS26 0SX

3 Bed - House - Detached

Offers In The Region Of £200,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



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ESTATE AGENTS

Falcon Road, Hartlepool, TS26 0SX



GROUND FLOOR

ENTRANCE

Accessed via uPVC double glazed entrance door, fitted with attractive hardwood flooring, uPVC double glazed window to the side aspect, coved ceiling, single radiator, door to:

LOUNGE

uPVC double glazed bow window to front, media wall, display shelving to each side, mirrored alcoves, fitted with attractive hardwood flooring, double radiator, archway to:



DINING ROOM

Spindled staircase to the first floor landing, uPVC double glazed French doors to the rear garden, fitted with attractive hardwood flooring, double radiator.



KITCHEN

Fitted with a range of high gloss wall, base and drawer units with complementing roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with grill above, separate five ring gas hob with an illuminated extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, recess with wine cooler included, concealed gas central heating boiler.



FIRST FLOOR

BEDROOM 1

uPVC double glazed window overlooking the rear garden, built-in wardrobes, single radiator, access to:

EN SUITE SHOWER ROOM/WC

A modern three piece suite with chrome fittings comprising: corner shower cubicle with wall mounted thermostatic shower, pedestal wash hand basin with mixer tap, low level WC, co-ordinated tiling to walls and flooring, chrome heated towel rail, extractor fan, inset spotlighting to ceiling, uPVC double glazed window to the rear aspect.



BEDROOM 2

A good sized second bedroom with uPVC double glazed window to the front aspect, single radiator.

BEDROOM 3

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



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FAMILY BATHROOM/WC

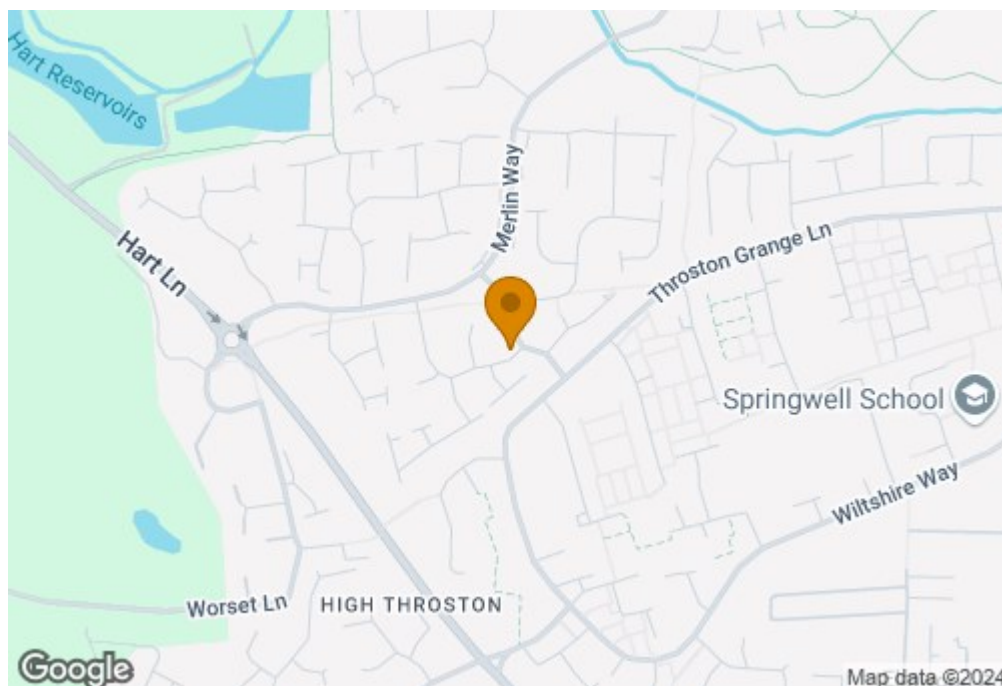
A stunning refitted family bathroom featuring a three piece suite and chrome fittings comprising: deep tiled panelled bath with central chrome mixer tap, pedestal wash hand basin with chrome mixer tap, close coupled WC, beautiful tiling to walls and flooring, BUILT-IN TELEVISION to wall, chrome heated towel radiator, inset spotlighting to ceiling, fitted extractor fan, uPVC double glazed window to the side aspect.

EXTERNALLY

Externally is a low maintenance open plan front garden with an established side area and driveway providing useful off street car parking. A gate to the side of the property leads through to the enclosed and private rear garden which is mainly laid to lawn with well stocked borders and a sunny decking area.

NB

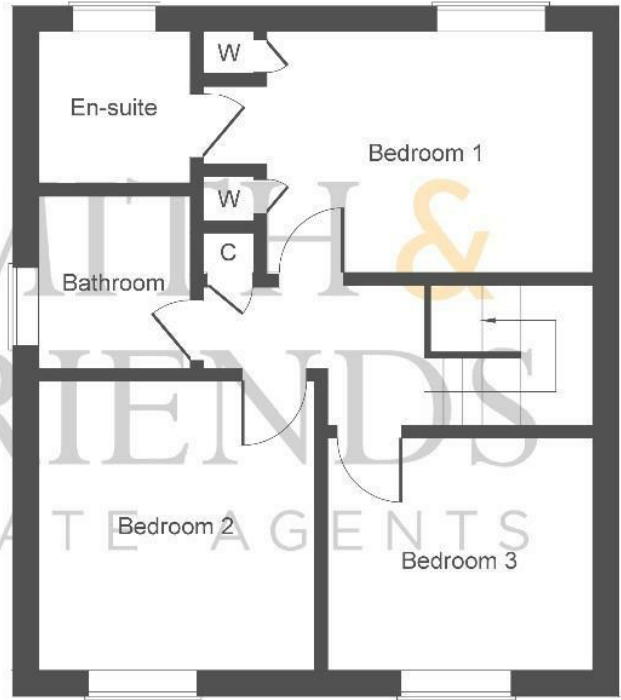
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Falcon Way



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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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			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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