



Cresswell Court, TS26 0ES
4 Bed - House - Detached
Price £325,000

EPC Rating: E
Tenure: Freehold
Council Tax Band: D



SMITH &
FRIENDS
ESTATE AGENTS

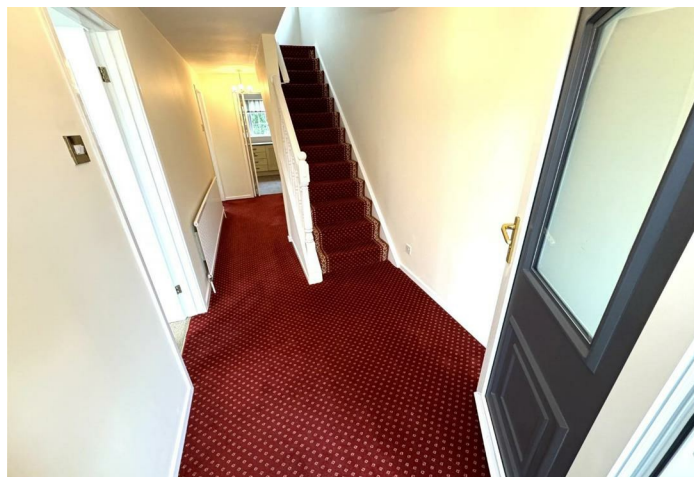
Cresswell Court Hartlepool TS26 0ES

REDUCED NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A generous FOUR BEDROOM detached property occupying an enviable plot on Creswell Court with gardens to three sides, ample off road parking and attached double garage. The home offers extended accommodation, with THREE RECEPTION AREAS and scope to further extend on both sides. An ideal purchase for family requirements with undoubted potential, whilst further features include gas central heating and uPVC double glazing. An internal viewing comes highly recommended.

The full layout comprises: entrance porch through to a long entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, the front lounge leads through to a generous sitting/dining room measuring approximately 26ft, whilst the rear lounge offers a variety of uses. The kitchen gives access to a utility/rear porch and includes an integral door to the garage. To the first floor are four bedrooms and the family bathroom which incorporates a four piece suite. For those looking to further add to the accommodation, there is great potential to extend above the garage.

Externally the property is set back within the cul-de-sac on one of the larger plots and features a well stocked front garden with a driveway in front of the garage providing useful off street parking. A further paved driveway provides additional off street parking, ideal for a motor home. The side garden includes a large decked patio and continues through to the enclosed rear garden which backs onto Manor Road and should prove to be low maintenance. The home enjoys attractive views across the town from the first floor elevation.

The historic Ward Jackson Park is located within a short stroll, with Hartlepool Cricket Ground, West Park Primary School and High Tunstall College also within is easy access of Cresswell Court.









GROUND FLOOR

ENTRANCE PORCH

Accessed via double glazed composite entrance door, uPVC double glazed side screens, 'tile' effect laminate flooring, internal uPVC double glazed door to the hall.

ENTRANCE HALL

6' x 19'8 (1.83m x 5.99m)

A spacious entrance hall which incorporates a spindled staircase to the first floor with newel post, fitted carpet, single radiator, access to:

GUEST CLOAKROOM/WC

Fitted with a two piece white suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, uPVC double glazed window, 'laminate' effect flooring.

REAR LOUNGE

12' x 16'8 (3.66m x 5.08m)

uPVC double glazed French doors to the rear with matching side screens, attractive feature fire surround with 'marble' style back and base, inset electric fire, fitted carpet, coving to ceiling, large radiator.

FRONT LOUNGE

12' x 13' (3.66m x 3.96m)

Large uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, large radiator, glazed internal doors to:

SITTING/DINING ROOM EXTENSION

8' x 26' (2.44m x 7.92m)

Enjoying a high degree of natural light with four uPVC double glazed windows, uPVC double glazed French doors with matching side screens to the decked patio, 'tile' effect laminate flooring, coving to ceiling, two radiators.

KITCHEN/BREAKFAST ROOM

15' x 9'9 (4.57m x 2.97m)

Fitted with a range of 'beech' style units to base and wall level with contrasting roll-top work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric double oven with four ring hob above and extractor hood over, tiling to splashback, integrated fridge, 'larder' style unit, recess for microwave, four drawer base unit, two uPVC double glazed windows to the rear aspect, 'tile' effect flooring, radiator, composite door to:

UTILITY/REAR PORCH

5' x 5'10 (1.52m x 1.78m)

uPVC double glazed side door, eye level unit, worktop, integral door to garage, gas central heating boiler.

FIRST FLOOR LANDING

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

BEDROOM ONE

11' x 11'2 (3.35m x 3.40m)

Large uPVC double glazed window to the front aspect, fitted carpet, radiator, wash area with pedestal wash hand basin and chrome mixer tap.

BEDROOM TWO

11' x 12'9 (3.35m x 3.89m)

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM THREE

6' x 10' (1.83m x 3.05m)

Mirror front sliding wardrobes, uPVC double glazed window to the rear aspect, single radiator.

BEDROOM FOUR

7' x 11'1 (2.13m x 3.38m)

uPVC double glazed window to the front aspect, built-in storage cupboard/wardrobe, fitted carpet, single radiator.

FAMILY BATHROOM/WC

8' x 5'6 (2.44m x 1.68m)

Fitted with a four piece suite and chrome fittings comprising: panelled bath with chrome dual taps, separate shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'laminate' effect vinyl flooring, uPVC double glazed window to the side aspect, convector radiator.

EXTERNALLY

The property is set back within the cul-de-sac and occupies a generous plot. The front garden is part lawned with a well established border. A concrete imprint driveway in front of the double garage provides useful off street parking. An additional driveway in front of the property provides further off street parking/hardstanding space, ideal for a motorhome, with double wrought iron gates. An extensive decked patio to the side of the property (in need of attention) leads through to the rear, with further patio area and steps down to the lower garden which is predominantly pebbled with an attractive brick boundary wall and a high degree of privacy.

DOUBLE GARAGE

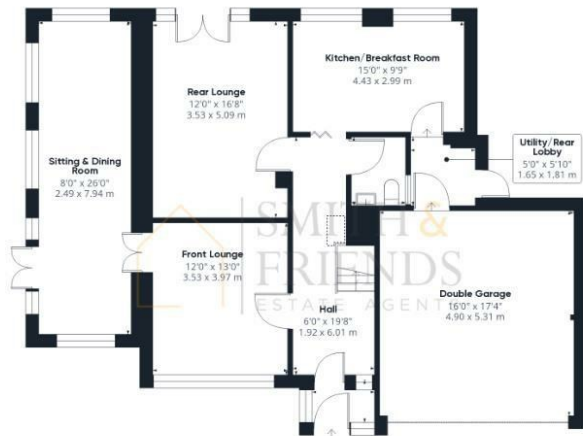
16' x 17'4 (4.88m x 5.28m)

Accessed via an up and over door to the front, integral door from the property, lighting and sockets.

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.

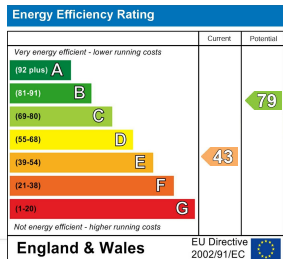




Ground Floor



Floor 1



Approximate total area⁽¹⁾

1713.83 ft²
159.22 m²

Reduced headroom

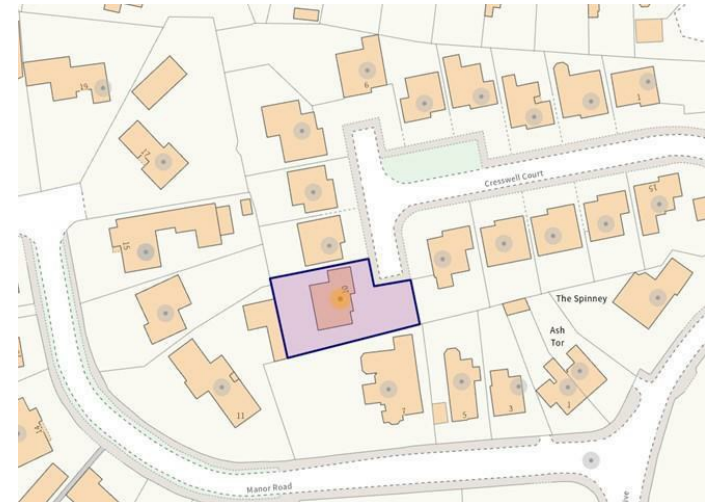
3.34 ft²
0.31 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS