



****NO CHAIN INVOLVED** AN IDEAL STARTER HOME ** MUST BE VIEWED **** We are delighted to offer to the open market for sale this extended two bedroom semi detached house. The home now benefits from two reception rooms and has a ground floor shower room/WC, as well as a first floor bathroom/WC. Hayston Road is located in a highly regarded residential area which should prove popular with a wide variety of prospective buyers. It is warmed by gas central heating via a replacement combination boiler and has uPVC double glazing. This good sized property briefly comprises: entrance porch, open plan lounge with 'traditional' style fire surround, separate dining room, inner lobby which gives access to a modern shower room/WC and a well fitted kitchen. Located to the first floor are two double bedrooms, both having built-in sliding wardrobes, and an impressive bathroom/WC which is fitted with a white suite. Externally are low maintenance gardens to front and rear, with a driveway leading to the large single garage. Fitted carpets, blinds and a burglar alarm system are included in the asking price.

Hayston Road, Hartlepool, TS26 0PU

2 Bed - House - Semi-Detached

£155,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Hayston Road, Hartlepool, TS26 0PU



GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed entrance door, uPVC double glazed window, part glazed door to:

LOUNGE

15'9 incl stairs area x 11'10 (4.80m incl stairs area x 3.61m)

White 'traditional' style fire surround with conglomerate marble hearth and upstand area, uPVC double glazed window, double radiator, staircase to first floor, small under stairs storage cupboard, door to:

DINING ROOM

8'10 x 11'10 (2.69m x 3.61m)

Double radiator, uPVC double glazed patio door to rear garden, door to:

INNER LOBBY

Door to garage, shower room and kitchen.

SHOWER ROOM/WC

Fitted with a three piece white suite comprising: shower cubicle with space saving folding door, chrome mains shower fitting, pedestal wash hand basin, close coupled WC, superb tiling to walls, tiling to floor, uPVC double glazed opaque window, chrome heated towel radiator, extractor fan.

KITCHEN

9'9 x 8'10 (2.97m x 2.69m)

Fitted with a range of base, wall and drawer units having solid oak doors with complementing working surfaces in a 'U' shaped layout incorporating an inset one and a half single drainer stainless steel sink unit with mixer tap, built-in four ring gas hob with built-in stainless steel electric oven below, canopy housing illuminated extractor fan above, recently installed integral fridge, attractive tiling to splashback, slate tiling to floor, two uPVC double glazed windows giving plenty of natural light, convector radiator, uPVC double glazed door to rear garden.

FIRST FLOOR

BEDROOM 1 (rear)

9' x 11'10 (2.74m x 3.61m)

Built-in mirror fronted sliding wardrobes to one wall, uPVC double glazed window to rear, single radiator.

BEDROOM 2 (front)

7'5 x 11'10 (2.26m x 3.61m)

Built-in mirror fronted sliding wardrobes to one wall, uPVC double glazed window to front, single radiator.



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FAMILY BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath, pedestal wash hand basin with fitted mirror above, close coupled WC, attractive tiling to walls, built-in linen cupboard, uPVC double glazed opaque window, tall chrome heated towel radiator.

EXTERNALLY

The front garden is open plan and laid mainly to lawn with shrub border. A block paved driveway leads to the single garage with matching walkway. The low maintenance rear garden has a 'Victorian cobble' style patio with well established flower beds.

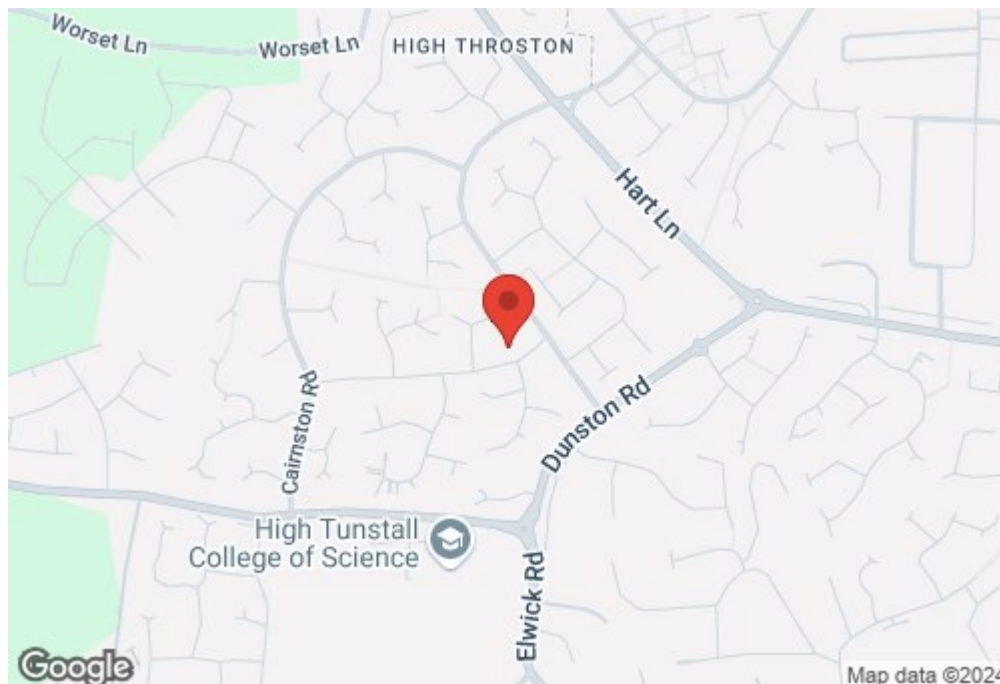
GARAGE

19' x9'6 (5.79m x2.90m)

Up and over door, power points and electric light fitting, fitted workbench and wall units, plumbing for automatic washing machine, eaves area for storage of light materials, combi boiler.

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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Approximate Gross Internal Area
940 sq ft - 87 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

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		66	
(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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