



An 'executive' style FIVE bedroom TOWN HOUSE which is spread over three floors. This stunning property has been upgraded and remodelled to ensure it meets all the needs of the modern family, with the bedrooms having quality fitted furniture and now boasts a fabulous refitted kitchen. The home can be found in the delightful and historic village of Castle Eden built on the site of the old brewery, with the A19 being within close proximity for fast commuting north and south. Features include gas central heating, uPVC double glazing and a burglar alarm. Briefly comprising: entrance hall, modern cloakroom/WC, spacious lounge opening onto the rear garden, dining area and opening into fabulous refitted kitchen with a range of integrated appliances. From the first floor galleried landing there are two double bedrooms, the rear bedroom having en suite facilities and the front bedroom can also be used as a large second reception room. The second floor has a further three bedrooms (master with en suite) and stunning white and chrome family bathroom. Externally the enclosed rear garden is laid to lawn with a sunny paved patio area. To the front of the property there is off street parking for two cars and a single garage. Castle Eden is a highly regarded village which boasts a renowned golf course, as well as a village hall, pub/restaurant, Italian eatery, local church and the poplar walkway.

Beech Wood, Hartlepool, TS27 4FF

5 Bed - House - Townhouse

Offers Over £240,000

EPC Rating: C

Council Tax Band: F

Tenure: Freehold



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Beech Wood, Hartlepool, TS27 4FF



GROUND FLOOR

HALLWAY

Composite front door, radiator, large cupboard, staircase to first floor landing.

CLOAKROOM/WC

White and chrome suite with low level WC and wash hand basin; uPVC double glazed window to front, radiator.

LOUNGE

16'8 x 19'1 (5.08m x 5.82m)

Two uPVC double glazed windows to rear, uPVC double glazed glass panelled door opening onto the rear patio, two radiators, inset gas fire, opening into the kitchen.

KITCHEN

12'3 x 9'7 (3.73m x 2.92m)

Recently fitted with a range of grey high gloss wall, base and drawer units with contrasting worktops and breakfast bar, inset sink and drainer with mixer tap, five ring gas hob with illuminating extractor and electric double oven, integrated appliances include fridge/freezer, washing machine and dishwasher, uPVC double glazed window to front.

FIRST FLOOR

LANDING

uPVC double glazed window to rear, radiator, storage cupboard.

BEDROOM 1

11'5 x 11'9 (3.48m x 3.58m)

uPVC double glazed windows to rear, radiator.

EN-SUITE

3' x 10' (0.91m x 3.05m)

White and chrome suite with double shower and wall mounted thermostatic shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator.

BEDROOM/SECOND RECEPTION

12'5 x 19' (3.78m x 5.79m)

Can be used as a second reception room or fifth bedroom; two uPVC double glazed windows to front, radiator.

SECOND FLOOR

LANDING

uPVC double glazed window to rear, radiator, storage cupboard.

BEDROOM 2

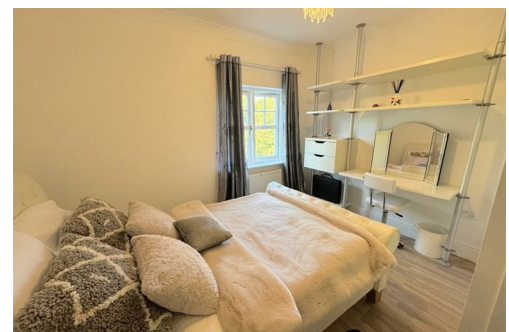
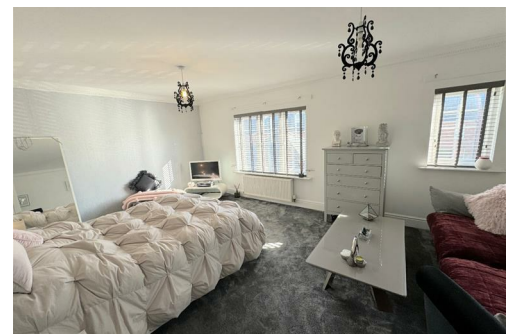
11'5 x 11'11 (3.48m x 3.63m)

uPVC double glazed window to rear, radiator.

EN-SUITE

5'11 x 7' (1.80m x 2.13m)

White and chrome suite with double shower and wall mounted thermostatic shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator.



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FAMILY BATHROOM

5'11 x 7' (1.80m x 2.13m)

Modern white and chrome suite with panelled bath, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator.



BEDROOM 3

11'6 x 9'7 (3.51m x 2.92m)

uPVC double glazed window to front, radiator.



BEDROOM 4

8'4 x 9'1 (2.54m x 2.77m)

uPVC double glazed window to front, radiator.

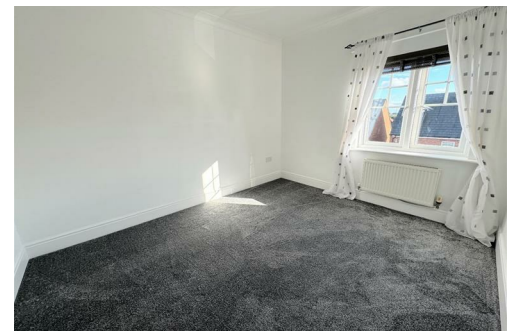
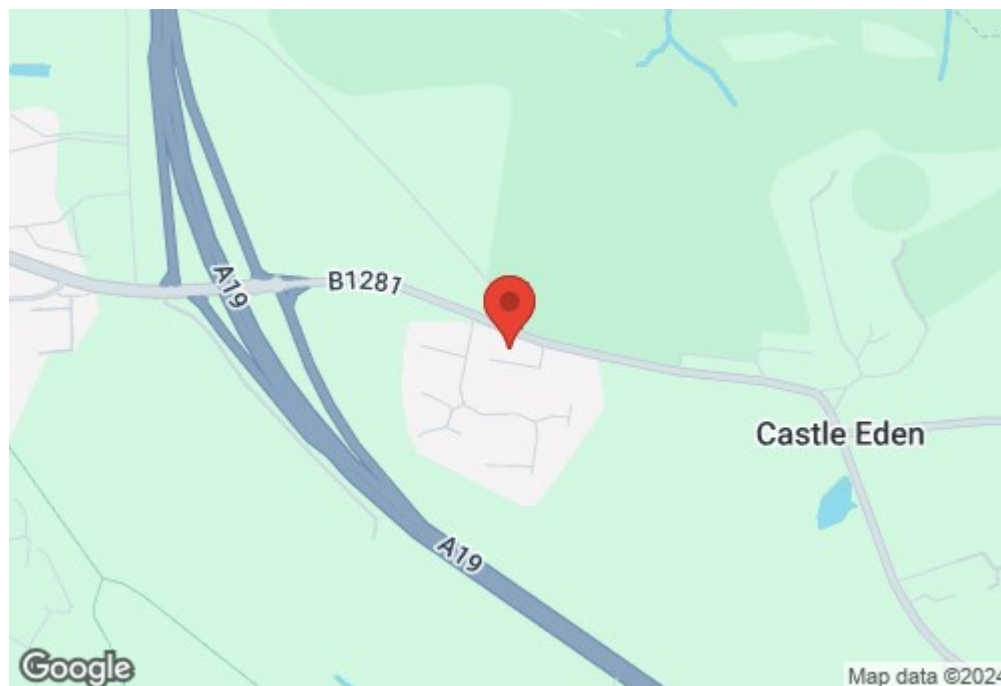


EXTERNALLY

The enclosed rear garden is laid to lawn with a sunny paved patio area. To the front of the property there is off street parking for two cars and a SINGLE GARAGE.

NB

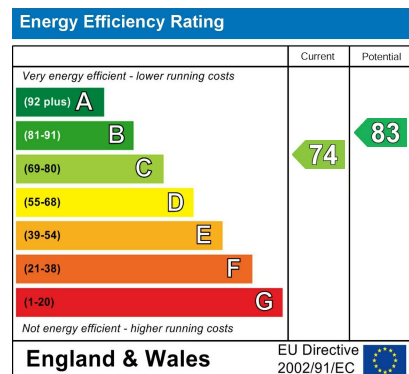
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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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.



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