



A rarely available THREE BEDROOM end terraced property occupying a pleasant position on Dene Garth in the village of Dalton Piercy overlooking a pleasant green to the front whilst enjoying a slightly elevated position with a generous rear garden backing onto open fields at the rear. Upgraded in areas with an impressive refitted bathroom yet offering undoubted further potential and ample scope to extend/enhance (subject to planning). An internal viewing comes recommended with further benefits including re-wiring, gas central heating and uPVC double glazing.

The full layout comprises; entrance hall with stairs to the first floor and access to a useful guest WC, the front lounge includes a log burner fire whilst the kitchen at the rear enjoys beautiful views across the garden. A useful utility room completes the ground floor and to the first floor are three bedrooms alongside the impressive upgraded bathroom, incorporating a three piece suite and chrome fittings. Externally the property offers a low maintenance front garden, side area and generous, beautifully stocked rear garden enjoying a high degree of privacy whilst backing onto open fields at the rear.

Dalton Piercy offers a semi-rural location with easy links to Elwick Village, Hartlepool and the surrounding areas with the A19 allowing quick commuting.

**Dene Garth, Hartlepool, TS27 3HT**

**3 Bedroom - House - Semi-Detached**

**£179,950**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: B**



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## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the side, stairs to the first floor, convector radiator.

### GUEST WC

**5'6 x 2'4 (1.68m x 0.71m)**

Fitted with a two piece white suite comprising: corner wash hand basin with dual taps, wall mounted WC, tiled splashback, uPVC double glazed window to the side.

### FRONT LOUNGE

**11'6 x 13'3 (3.51m x 4.04m)**

A good size lounge with uPVC double glazed window to the front aspect, log burning stove with brick slip tiled back, oak mantle and tiled base, fitted carpet, double radiator.

### REAR KITCHEN

**9'10 x 13'1 (3.00m x 3.99m)**

Fitted with a range of units to base and wall level with roll-top work surfaces, incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in double oven with separate four ring gas hob, tiled splashback, recess for fridge/freezer, recess for dishwasher, 'Baxi' gas central heating boiler, uPVC double glazed window enjoying views of the rear garden.

### UTILITY ROOM

**5'5 x 5'11 (1.65m x 1.80m)**

Plumbing for washing machine, uPVC double glazed side door, uPVC double glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side, double radiator, hatch to insulated loft space with pull down ladder and light.

### BEDROOM ONE

**11'3 x 11'1 (3.43m x 3.38m)**

uPVC double glazed window to the front aspect, fitted carpet, radiator.

### BEDROOM TWO

**9'10 x 10'10 (3.00m x 3.30m)**

uPVC double glazed window offering attractive views over the rear garden, fitted carpet, radiator.

### BEDROOM THREE

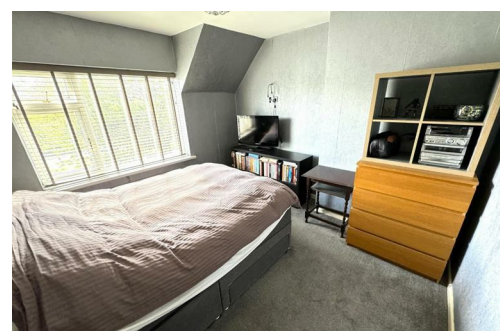
**8'5 x 8'2 (2.57m x 2.49m)**

uPVC double glazed window to the side aspect, radiator.

### BATHROOM/WC

**5'5 x 8'3 (1.65m x 2.51m)**

Fitted with a modern three piece suite and chrome fittings comprising: curved panelled bath with chrome mixer tap, curved glass shower screen, inset wash hand basin with chrome mixer tap and vanity units below, concealed WC with matching back and vanity area above, attractive tiled walls and flooring, panelling to ceiling with inset spotlights and extractor unit, two uPVC double glazed windows to the rear, chrome heated towel radiator.



**EXTERNALLY**

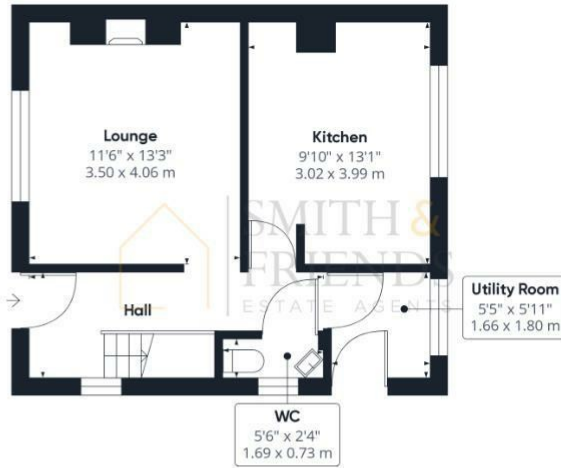
The property occupies a pleasant tucked back position in the corner of Dene Garth, overlooking a small green to the front with parking adjacent. A useful side area offers scope to extend (subject to planning) with paved patio, storage shed and external socket. The generous rear garden enjoys a high degree of privacy with raised lawn, secluded patio area, beautifully stocked borders and large vegetable plot, backing onto horse fields at the rear.

**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.



# Dene Garth, Hartlepool, TS27 3HT



Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
785.87 ft<sup>2</sup>  
73.01 m<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(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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