



A recently refurbished and remodelled three bedroom semi detached property offering spacious and well proportioned accommodation. This bay fronted, mature home would make an ideal purchase for family requirements and comes with an internal viewing recommended to fully appreciate the potential on offer. The layout comprises: entrance porch through to a spacious entrance hall with stairs to the first floor and access to a useful ground floor cloakroom/WC, a bay fronted lounge, open plan dining kitchen with a range of integrated appliances and sliding patio doors opening onto the rear garden. To the first floor are three good size bedrooms and a stunning family bathroom. Externally, the front garden is laid to lawn with well stocked borders; a driveway running alongside the property provides useful off street parking, whilst leading to the larger than average garage. The west facing rear garden is laid to lawn, with well stocked mature borders. Claremont Drive is situated between Park Road and Elwick Road, forming part of a popular residential area close to Hartlepool town centre.

Claremont Drive, Hartlepool, TS26 9PD

3 Bed - House - Semi-Detached

£270,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



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ESTATE AGENTS

Claremont Drive, Hartlepool, TS26 9PD



GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed glass panelled door, glass panelled door into the hallway.

HALLWAY

uPVC double glazed window to side, staircase to first floor landing, radiator.

DOWNSTAIRS TOILET

Low level WC, wash hand basin with vanity storage, co-ordinated tiled walls, uPVC double glazed window, co-ordinated tiles.

LOUNGE

12'3 x 11'3 (3.73m x 3.43m)

uPVC double glazed bay window, radiator.

OPEN PLAN DINING KITCHEN

22'7 x 15'3 (6.88m x 4.65m)

KITCHEN AREA

Fitted with a range of modern 'shaker' style wall, base and drawer units with contrasting worktops and breakfast bar, Belfast sink and drainer with mixer tap, four ring electric hob and fan assisted oven, integrated fridge/freezer and washing machine, uPVC double glazed window to rear, large under stairs storage cupboard, uPVC double glazed glass panelled door to side.

DINING AREA

Sliding patio doors opening onto the rear garden, radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to side, loft access.

BEDROOM 1

15'7 x 10'8 (4.75m x 3.25m)

uPVC double glazed bay window to front, built-in storage, radiator.

BEDROOM 2

15'4 x 12'3 (4.67m x 3.73m)

uPVC double glazed window to rear, built-in storage, radiator.

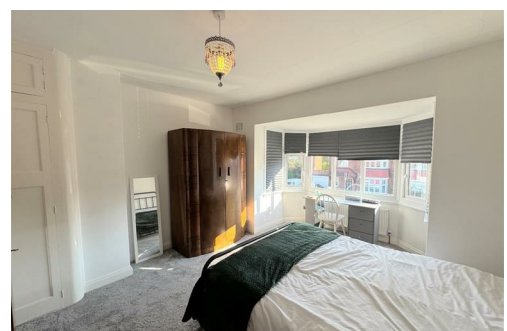
BEDROOM 3

10'8 x 9'9 (3.25m x 2.97m)

uPVC double glazed window to rear, built-in storage, radiator.

FAMILY BATHROOM/WC

Stunning four piece bathroom suite with freestanding double ended bath, walk-in shower with thermostatic shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window.



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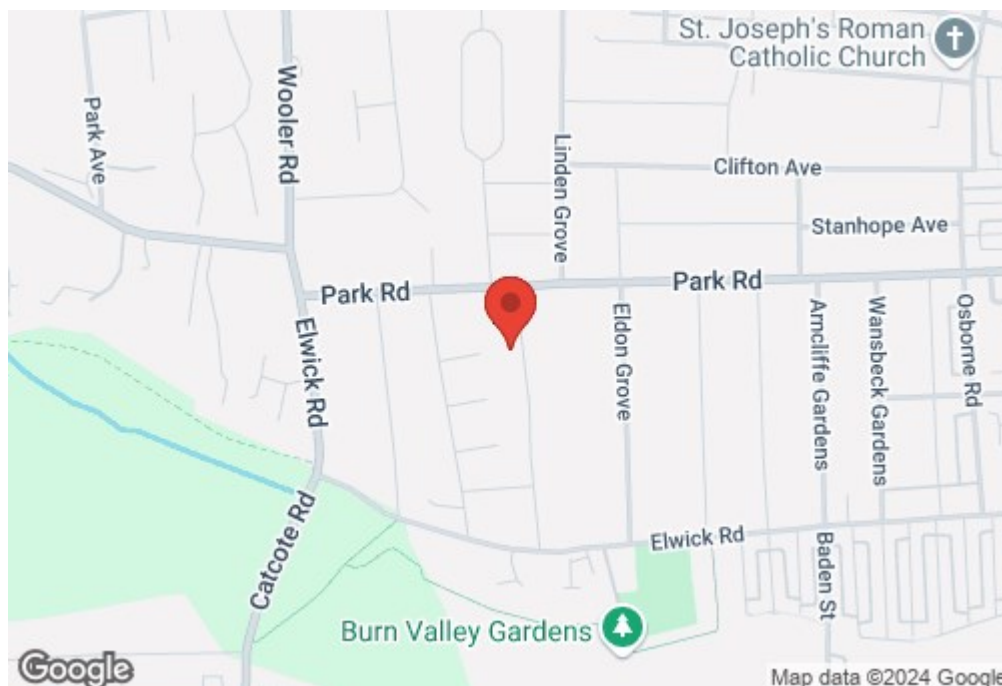


EXTERNALLY

The property features a well stocked front garden with planted border and brick boundary wall. The large concrete driveway provides ample off street parking which continues alongside the property to the LARGER THAN AVERAGE GARAGE. Offering one of the larger rear gardens which is laid to lawn with a planted border and well established shrubs and flora, fenced boundaries with gated access.

NB

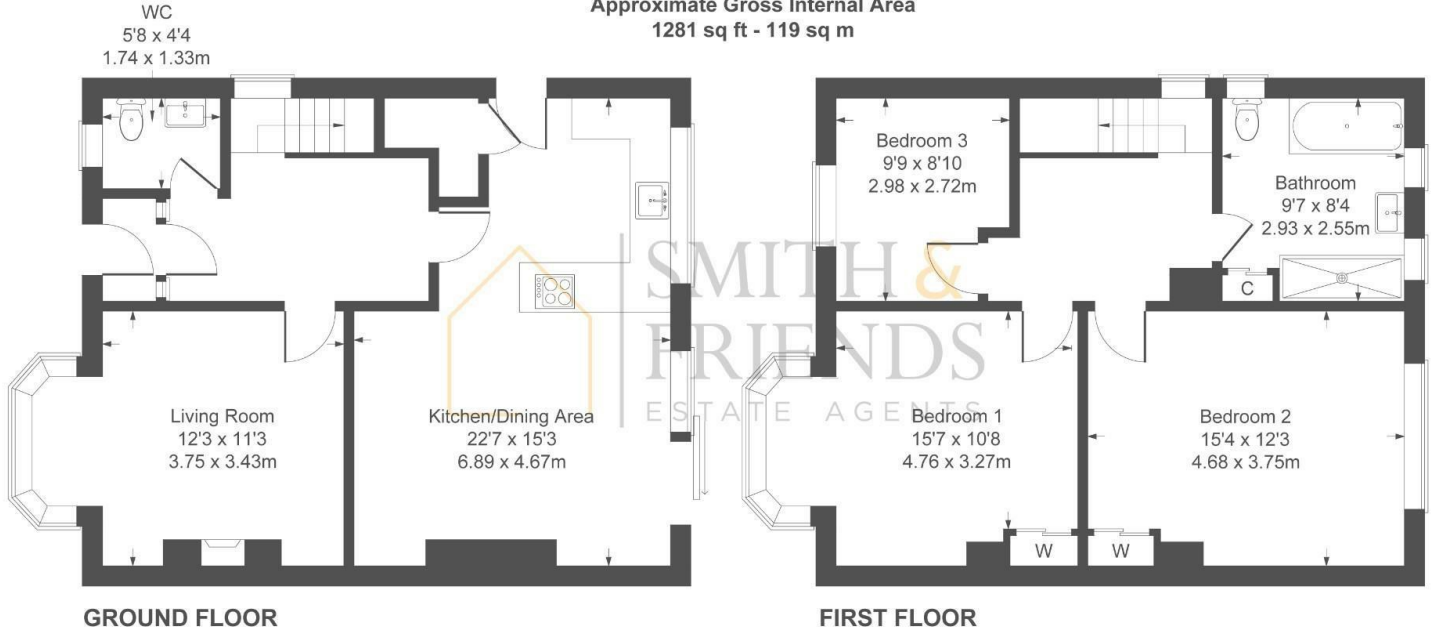
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Claremont Drive, Hartlepool, TS26 9PD

Claremont drive

Approximate Gross Internal Area
1281 sq ft - 119 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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			84
(81-91) B			
(69-80) C		61	
(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	

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