



Arguably the best example of this type of property currently available for sale. No expense has been spared by the current owners when tastefully upgrading and improving this stunning four bedroom family home. Benefitting from three reception rooms, an extended kitchen with utility, downstairs shower room and four bedrooms. Located in this popular area of Hartlepool close to local amenities and well regarded schools, the accommodation briefly comprises of: entrance vestibule, hallway, lounge (with log burner), sitting room (with French doors opening onto the rear garden), dining room, modern fitted kitchen, utility and downstairs shower room. Off the first floor half landing is a beautiful four piece family bathroom, with the main landing giving access to a further three bedrooms. Bedroom four is located on the second floor. Externally, the rear garden is mainly laid to lawn, with well stocked borders and a lovely sunny decking area.

**Arncliffe Gardens, Hartlepool, TS26 9JG**

**4 Bedroom - House - Mid Terrace**

**£220,000**

**EPC Rating: E**

**Tenure: Freehold**

**Council Tax Band: B**



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FRIENDS**  
ESTATE AGENTS



## GROUND FLOOR

### ENTRANCE VESTIBULE

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

### HALLWAY

Spindle staircase to first floor landing, radiator.

### LOUNGE

**14'5 x 13'2 (4.39m x 4.01m)**

uPVC double glazed bay window to front, 'log burner' with stunning surround, radiator.

### SITTING ROOM

**13'1 x 12' (3.99m x 3.66m)**

uPVC double glazed French doors opening onto the rear garden, living flame 'coal' effect gas fire with surround, radiator.

### DINING ROOM

**14'7 x 8'10 (4.45m x 2.69m)**

uPVC double glazed window, inset gas fire, radiator.

### KITCHEN

**17'4 x 9'3 (5.28m x 2.82m)**

Fitted with a comprehensive range of 'shaker' style wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, dual fuel range cooker with illuminating extractor, plumbing and recess for dishwasher, space for fridge and freezer, two uPVC double glazed windows to rear, uPVC double glazed glass panelled door opening onto the rear yard.

### UTILITY

**9'3 x 5'7 (2.82m x 1.70m)**

Base units with matching worktops, plumbing for washing machine and dryer.

### SHOWER ROOM/WC

**9'3 x 6' (2.82m x 1.83m)**

Modern white and chrome suite comprising of: corner shower cubicle and wall mounted thermostatic shower, wash hand basin and low level WC; uPVC double glazed window, radiator.

## FIRST FLOOR HALF LANDING

## MAIN LANDING

### FAMILY BATHROOM/WC

**10'6 x 9'1 (3.20m x 2.77m)**

Stunning four piece suite with freestanding bath, separate shower cubicle, pedestal wash hand basin and low level WC; uPVC double glazed window, heated chrome towel rail.

### BEDROOM 1

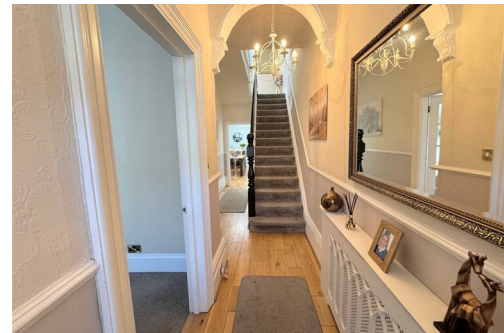
**13'7 x 12'5 (4.14m x 3.78m)**

uPVC double glazed window, radiator.

### BEDROOM 2

**13'9 x 13'1 (4.19m x 3.99m)**

uPVC double glazed window, radiator.





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**BEDROOM 3**

**8'10 x 8'1 (2.69m x 2.46m)**

uPVC double glazed window, radiator.

**SECOND FLOOR**

**BEDROOM 4**

**17' x 13' (5.18m x 3.96m)**

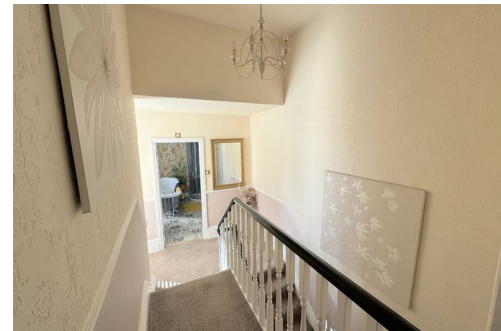
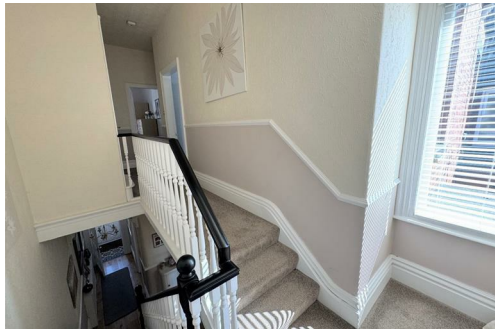
Accessed via staircase from landing, uPVC double glazed window to rear, built-in wall to wall storage, radiator.

**EXTERNALLY**

The rear garden is mainly laid to lawn, with well stocked borders and a lovely sunny decking area.

**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. 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.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 74                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 46      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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