Miller Crescent, King Oswy, TS24 9QZ
2 Bed - House - Semi-Detached
Offers In The Region Of £115,000

Council Tax Band: A
EPC Rating: E
Tenure: Freehold

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A generously proportioned TWO BEDROOM semi detached property with GARAGE located in the King Oswy area of Hartlepool. The home would make an ideal purchase for a first time buyer, young family or possible investment opportunity. Well presented throughout, an internal viewing comes recommended. The accommodation is warmed by gas central heating and features uPVC double glazing throughout. Briefly comprising: entrance hall with stairs to the first floor and access to the family lounge, opening into the dining kitchen and then conservatory. To the first floor are two double bedrooms and a modern white and chrome family bathroom. Externally are low maintenance front and rear gardens, double garage and double driveway.

GROUND FLOOR

ENTRANCE HALLWAY
uPVC double glazed glass panelled door, staircase to first floor.

LOUNGE
14'4 x 13'2 (4.37m x 4.01m)
uPVC double glazed window to front, radiator, glass panelled doors into the dining kitchen.

DINING KITCHEN

KITCHEN AREA
9'9 x 7'11 (2.97m x 2.41m)
Wall, base and drawer units with contrasting worktops, inset sink and drainer, gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine and spavce for fridge and freezer. uPVC double glazed window to rear.

DINING AREA
9'9 x 7'9 (2.97m x 2.36m)
uPVC double glazed French doors opening into the conservatory.

CONSERVATORY
10'11 x 7'2 (3.33m x 2.18m)
uPVC double glazed French doors opening into the rear garden.

FIRST FLOOR

LANDING

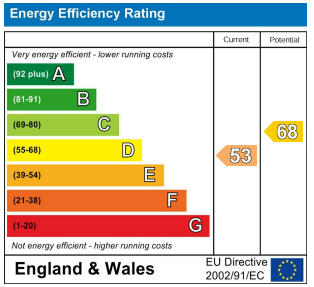
BEDROOM 1 (front)
16'11 x 11'5 (5.16m x 3.48m)
uPVC double glazed window, built-in storage, radiator.

BEDROOM 2 (rear)
12'2 x 9' (3.71m x 2.74m)
uPVC double glazed window, radiator.

FAMILY BATHROOM/WC
Modern white and chrome suite with panelled bath and shower over, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

EXTERNALLY
The enclosed rear garden is laid to lawn, with patio area and access to the garage. The open plan front garden is laid to lawn, with a double driveway leading to the DOUBLE 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.



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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