



*****REDUCED*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A larger style THREE BEDROOM mid terraced property offering deceptively spacious accommodation that features TWO RECEPTION ROOMS and a first floor bathroom. The home is well situated within walking distance of schools and amenities, whilst being a short stroll from Hartlepool town centre. With a pleasant outlook over Park Square and the benefit of a generous SOUTH FACING REAR GARDEN, garage and secure off street parking, the home is likely to appeal to a variety of buyers. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance porch through to an inviting entrance hall with stairs to the first floor and access to both reception rooms. The rear reception room links to the kitchen which in turn leads through to a useful utility room and ground floor WC. To the first floor are three bedrooms and the bathroom which incorporates a two piece white suite. Externally is a small palisade to the front and a generous enclosed rear garden which should prove to be low maintenance with paving, artificial turf, planting areas and greenhouse. A remote controlled roller door opens to a hard standing space, ideal for secure parking. A detached garage is located to the rear of the garden.

Hart Lane, Hartlepool, TS26 8NW

3 Bedroom - House - Mid Terrace

£115,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Hart Lane, Hartlepool, TS26 8NW

GROUND FLOOR

ENTRANCE PORCH

5'7 x 3' (1.70m x 0.91m)

Accessed via uPVC double glazed French doors, uPVC double glazed windows, tiled flooring, internal door with attractive stained glass, matching fanlight and side screen.

ENTRANCE HALL

5'5 x 10'11 (1.65m x 3.33m)

Fitted with modern laminate flooring, spindled staircase to the first floor with fitted carpet, single radiator, access to both reception rooms.

FRONT LOUNGE

10'4 x 12'10 (3.15m x 3.91m)

uPVC double glazed curved bay window to the front aspect, feature fire surround with inset electric fire, fitted carpet, coving to ceiling, double radiator.

REAR RECEPTION ROOM

15'6 x 10'9 (4.72m x 3.28m)

A generous rear reception room offering ample seating and dining space, with uPVC double glazed French door opening to the rear garden, feature fire surround with 'marble' style back and base, inset gas fire, built-in storage to alcove, additional under stairs storage cupboard, modern laminate flooring, coving to ceiling, double radiator, access to the kitchen.

KITCHEN

6'6 x 11'8 (1.98m x 3.56m)

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for free standing cooker with three speed extractor hood over, tiling to splashback, space for further free standing appliances, two uPVC double glazed windows, access to:

UTILITY ROOM

6'6 x 5'11 (1.98m x 1.80m)

Fitted worktop with space below for appliance, eye-level unit, uPVC double glazed door and side screen to the rear garden, access to ground floor WC.

GROUND FLOOR WC

5'5 x 2'8 (1.65m x 0.81m)

Fitted with a low level WC in white, part tiled walls, laminate flooring, Baxi Duo Tec gas central heating boiler, uPVC double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Fitted carpet, dado rail, hatch to generous attic space, ideal for storage with boarding and pull down access ladder.

BEDROOM ONE

9'4 x 11' (2.84m x 3.35m)

Built-in storage to each alcove, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM TWO

9'7 x 10'10 (2.92m x 3.30m)

Built-in storage to both alcoves, uPVC double glazed window to the rear aspect, single radiator.

BEDROOM THREE

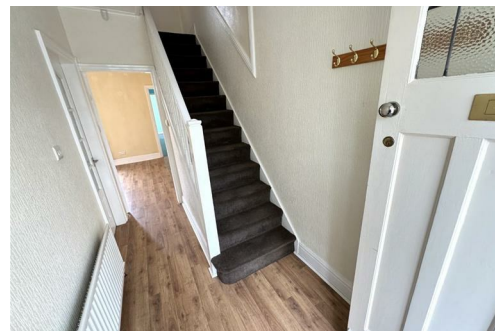
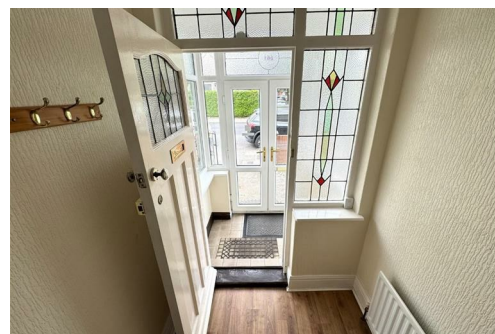
5'9 x 6'11 (1.75m x 2.11m)

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

BATHROOM

5'10 x 5'10 (1.78m x 1.78m)

Fitted with a two piece suite comprising: panelled bath with dual taps and electric shower over, pedestal wash hand basin with dual taps, tiling to splashback, uPVC double glazed window to the rear aspect, single radiator.



Hart Lane, Hartlepool, TS26 8NW

EXTERNALLY

The property features a low maintenance palisade style garden to the front enclosed by a brick boundary wall and wrought iron gate. The generous south facing rear garden should prove to be a suntrap in the summer months, whilst being designed to be low maintenance with paving, artificial turf, planted areas, greenhouse and hardstanding area. An electric roller door to the rear opens to provide hardstanding/secure off road parking.

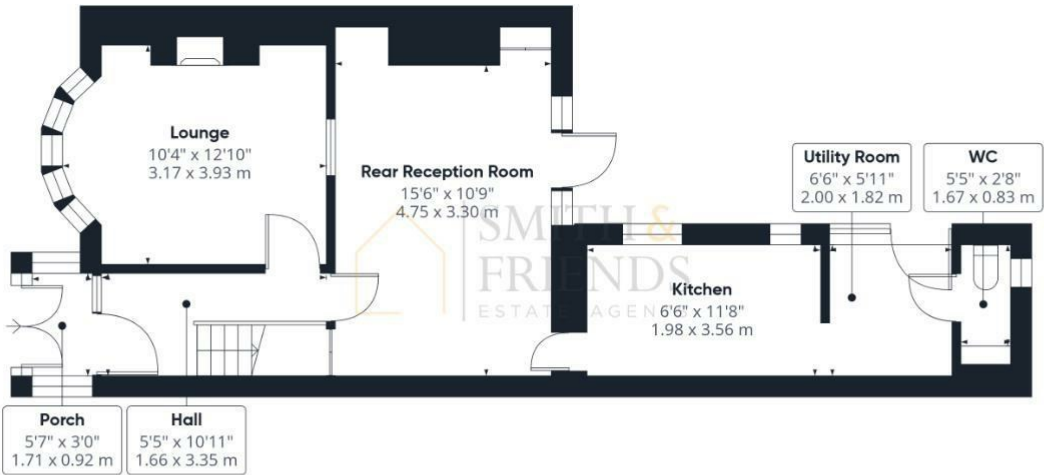
GARAGE

Accessed via a personal door from the rear garden.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
844 ft²
78.6 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		
(55-68) D	62	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC