

A beautifully upgraded and refurbished THREE BEDROOM mid terraced property which is pleasantly positioned overlooking Seaton Carew Park. Located within a short stroll of the seafront which offers a range of amenities, bars and restaurants. A perfect opportunity for those wanting to live by the sea.

The home features a stunning top of the range 'Wren' kitchen and custom ground floor shower room, whilst being further complemented by upgraded internal doors, new flooring, redecoration, high spec radiators, gas central heating and uPVC double glazing.

The internal layout comprises: entrance vestibule with stairs to the first floor, generous bay fronted lounge with stunning fire surround, separate dining/breakfast room, stunning kitchen from the 'Milano' range with contrasting quartz worktops, built-in oven, hob and extractor. The luxurious shower room incorporates a custom three piece suite and expensive tiling. To the first floor are three bedrooms, with the generous master bedroom enjoying views over the park. Externally is low maintenance front and a pleasant enclosed yard with artificial turf and gated access.

A unique home, offering a high specification throughout and presenting a rare opportunity. An internal viewing comes recommended to appreciate the finish and location on offer.

Allendale Street, Hartlepool, TS25 1BP

3 Bedroom - House - Mid Terrace

£139,950

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, staircase to the first floor with custom wrought iron banister, detailed coving to ceiling, upgraded internal door to the lounge.

BAY FRONTED LOUNGE

14'10 x 12'11 (4.52m x 3.94m)

uPVC double glazed bay window enjoying views of the Park to the front, beautiful feature fire surround with coal fire, upgraded Amtico flooring, inset spotlighting to ceiling, central ceiling mould with decorative gold finish, useful under stairs storage cupboard with glazed door, convector radiator, archway through to:

DINING/BREAKFAST ROOM

8'8 x 10'5 (2.64m x 3.18m)

Fitted with a beautiful range of units to base level with complementing worktop, ideal for use as a breakfast bar, uPVC double glazed window to the rear aspect, large 'marble' style tiled flooring, detailed gold coving to ceiling, access to kitchen and shower room.

KITCHEN

16'2 x 6'11 (4.93m x 2.11m)

A beautiful kitchen from Wren's Milano range with attractive gold edging and complementing quartz worktops incorporating an inset sink with mixer tap, built-in electric oven with gas hob above and illuminated three speed extractor hood over, space for free standing appliances including recess for fridge/freezer and recess for washing machine, large 'marble' style tiled flooring, two uPVC double glazed windows, door to the rear yard, custom 'column' style radiator.

GROUND FLOOR SHOWER ROOM/WC

8'8 x 5'1 (2.64m x 1.55m)

Fitted with a luxurious three piece suite comprising: walk-in shower area with electric overhead shower and protective glass shower screen, wall mounted wash hand basin with central mixer tap, concealed WC with vanity area above, attractive tiling to splashback and flooring, panelling to ceiling, uPVC double glazed window to the rear aspect, illuminated vanity mirror, custom heated towel radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

10'9 x 16'2 (3.28m x 4.93m)

uPVC double glazed bay window overlooking the Park, additional uPVC double glazed window, attractive flooring, coving and inset spotlighting to ceiling, convector radiator.



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BEDROOM TWO

10'9 x 9' (3.28m x 2.74m)

uPVC double glazed window to the rear aspect, attractive flooring, Worcester gas central heating boiler, single radiator.

BEDROOM THREE

7'7 x 6'11 (2.31m x 2.11m)

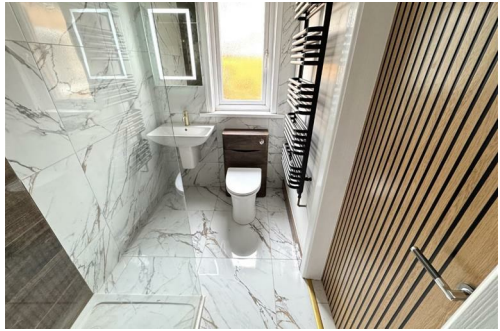
uPVC double glazed window to the rear aspect, attractive laminate flooring, convactor radiator.

EXTERNALLY

The property features a low maintenance palisade to the front and an enclosed yard to the rear with artificial turf and gated access.

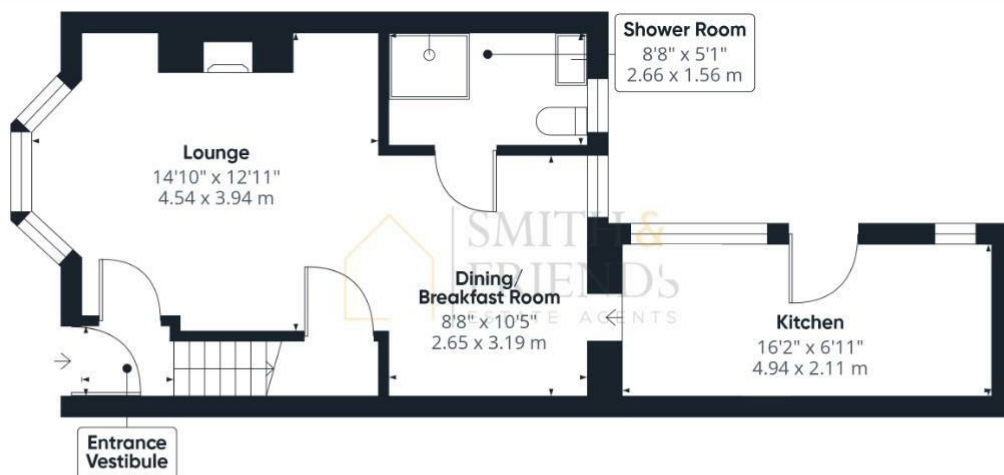
NB

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 800 ft²
 74.4 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.

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

