



Liverton Gardens, Antler Park, TS25 2FH
3 Bed - House - End Terrace
Offers In Excess Of £185,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: C



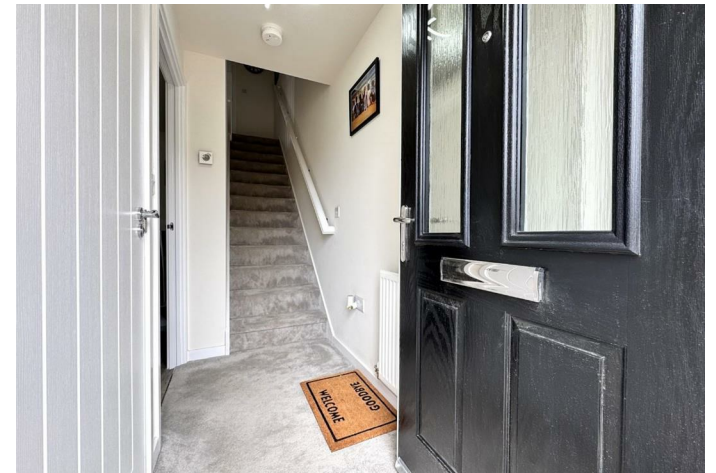
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Liverton Gardens Antler Park, Hartlepool, TS25 2FH

*** NO CHAIN INVOLVED *** An impressive THREE BEDROOM town house occupying a generous end plot with low maintenance gardens, off street parking and larger than average garage. The property offers neutrally decorated accommodation ready for immediate occupancy, whilst including a wealth of key upgrades. An ideal purchase for a wide variety of buyers, with an internal viewing highly recommended. The accommodation is spread over three floors, features uPVC double glazing, gas central heating, upgraded kitchen, custom wardrobes and modern fixtures and fittings throughout.

The full layout comprises: entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, generous open plan kitchen/diner with a range of integrated appliances included, spacious rear lounge with French doors to the garden. The first floor landing gives access to bedrooms two and three (both doubles), with a central family bathroom. To the end of the landing is a useful dressing room/study with stairs leading up to the master suite. The generous master bedroom includes custom wall to wall wardrobes and is served by a large en-suite shower room incorporating a three-piece suite, chrome fittings and eaves storage.

Externally is a lawned open plan front garden, double length driveway, larger than average garage and good size rear garden. Liverton Gardens forms part of the new Antler Park development off Brenda Road which offers easy access to Seaton Carew's popular seafront, train station, local amenities and schools. The property comes with a ten year structural warranty (first two years with Keepmoat and further eight years with NHBC). We understand that fitted blinds, curtains, poles and light fittings are included, with the owner being open to include certain furnishings if desired. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE HALL

3'7 x 6'10 (1.09m x 2.08m)

Accessed via double glazed composite entrance door with spyhole, staircase to the first floor, fitted carpet, single radiator, access to:

GUEST CLOAKROOM/WC

4'8 x 3'3 (1.42m x 0.99m)

Fitted with a modern two piece suite and chrome fittings comprising: pedestal wash hand basin with central chrome mixer tap and tiled splashback, low level WC, 'lamineate' effect vinyl flooring, uPVC double glazed frosted window to the front aspect, single radiator.

KITCHEN/DINING ROOM

11'7 x 13'4 (3.53m x 4.06m)

Fitted with a modern range of white gloss units to base and wall level with complementing work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, covered glass splashback, integrated fridge/freezer, integrated washing machine, three drawer unit to base level, 'lamineate' effect vinyl flooring, uPVC double glazed window to the front aspect, dining area, double radiator, door to the rear lounge.

REAR LOUNGE

14'9 x 11'8 (4.50m x 3.56m)

A generous rear lounge with uPVC double glazed French doors to the garden, fitted carpet, television point, under stairs storage cupboard, double radiator.

FIRST FLOOR

LANDING

Built-in storage cupboard, fitted carpet, single radiator, access to:

BEDROOM TWO

14'9 x 8'7 (4.50m x 2.62m)

A good size second bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM THREE

8'1 x 9'6 (2.46m x 2.90m)

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

FAMILY BATHROOM/WC

8' x 6'8 (2.44m x 2.03m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap, pedestal wash hand basin with mixer tap, close coupled WC, tiling to splashback, wall mounted mirror fronted vanity cabinet, uPVC double glazed frosted window to the side aspect, 'lamineate' effect vinyl flooring, extractor fan, single radiator.

DRESSING ROOM/STUDY

6'3 x 5'10 (1.91m x 1.78m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator, stairs to the master suite.

TOP FLOOR

MASTER BEDROOM

14'6 x 16'7 (4.42m x 5.05m)

A generous master bedroom with uPVC double glazed 'dormer' style window to the front aspect, custom wall to wall fitted wardrobes, fitted carpet, double radiator, access to:

EN-SUITE SHOWER ROOM/WC

7'9 x 5'8 (2.36m x 1.73m)

Fitted with a modern three piece suite and chrome fittings comprising: shower cubicle with chrome frame and shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, being full height to shower level, extractor fan, double glazed 'Velux' style window to the rear aspect, eaves storage, 'lamineate' effect vinyl flooring, double radiator.

EXTERNALLY

The property features a low maintenance, open plan, lawned front garden, with a double length driveway providing useful off street parking, whilst leading to the attached garage. The generous rear garden incorporates patio area, large lawn and fenced boundaries, with gated access.

GARAGE

10' x 20'5 (3.05m x 6.22m)

A larger than average garage, accessed via an up and over door to the front, ample overhead storage space.

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		94
(81-91) B	84	
(69-80) C		
(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

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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