



Truro Drive, TS25 2QH
3 Bed - House - Semi-Detached
£184,000

EPC Rating: D
Tenure: Freehold
Council Tax Band:



**SMITH &
FRIENDS**
ESTATE AGENTS

Truro Drive Hartlepool TS25 2QH

*** REDUCED *** NO CHAIN INVOLVED *** A spacious three bedroom semi-detached property occupying a pleasant position on Truro Drive, adjacent to Caistor Drive and within a short short of Fens Primary School. The home offers accommodation enhanced by a full width rear extension with an impressive open plan kitchen/diner and the addition of a useful guest cloakroom/WC. An ideal purchase for family requirements with further benefits including gas central heating, uPVC double glazing, alarm, resin driveway, landscaped rear garden and garage.

The full layout comprises; entrance porch, through to the entrance hall with stairs to the first floor, generous lounge/dining room with feature fire surround and electric fire, extended kitchen/diner with built in oven, hob and extractor, useful guest cloakroom/ground floor WC featuring a modern two piece suite and chrome fittings, three bedrooms (bedroom two with built in wardrobes) and the family bathroom which incorporates a three piece suite.

Externally is a low maintenance front garden with a resin driveway allowing useful off street parking which continues alongside the property to the garage. The spacious landscaped rear garden has flagstone paving, artificial turf, composite decking and pergola. A great place for entertaining family and friends. The garage is divided into areas, ideal for storage with access via the rear garden. Truro Drive is conveniently located with a short stroll of schools, amenities and transport links whilst also offering easy access from Hartlepool to the surrounding areas via the A689. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door with matching side screens, glazed internal door through to the hall.

ENTRANCE HALL

Modern laminate flooring, spindled staircase to the first floor with fitted carpet and storage cupboard, radiator with cover included.

LOUNGE/DINING ROOM

A generous lounge/dining room with uPVC double glazed bow window to the front aspect, feature fire surround with electric fire, modern laminate flooring, coved ceiling, two radiators.

KITCHEN/DINER

An extended kitchen/diner which incorporates an extensive range of units to base and wall level with complimenting work surfaces and matching splashback, inset single drainer stainless steel sink with mixer tap, built in electric oven with four ring touch hob above and extractor over, recess for fridge/freezer, modern laminate flooring, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, uPVC double glazed side access door, coved ceiling, modern vertical radiator.

GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising; inset wash hand basin with mixer tap and vanity cabinet below, WC with matching back and vanity area above, modern panelling to walls, laminate flooring.

FIRST FLOOR

LANDING

Built in storage cupboard, uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space.

BEDROOM ONE

A good size master bedroom with large uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO

Built in wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, double radiator.

BEDROOM THREE

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

FAMILY BATHROOM

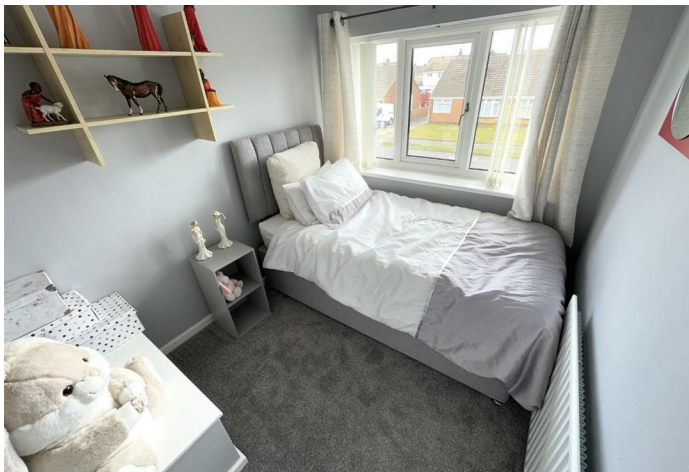
Fitted with a three piece white suite and chrome fittings comprising; panelled bath (in need of attention) with dual taps, shower over and separate attachment, protective glass shower screen, pedestal wash hand basin with dual taps, low level WC, tiled walls and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features low maintenance gardens to the front and rear. A resin driveway provides useful off street parking and continues alongside the property to the garage. The landscaped rear garden has artificial turf, flagstone paving, composite decked patio, pergola, fenced boundaries, security light and gated access.

GARAGE

Separated into two areas with ample storage. The rear of the garage is used as a utility area with plumbing for washing machine. Two uPVC double glazed doors, lighting and sockets.







Ground Floor Building 1

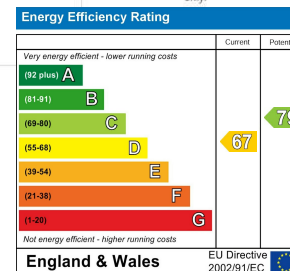


Floor 1 Building 1

Approximate total area⁽¹⁾
1042 ft²
96.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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.

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

