



This spacious and thoughtfully designed four bedroom home offers the perfect blend of style, comfort and functionality - ideal for modern family living. At the heart of the property lies a beautifully appointed kitchen/family room. The open plan layout allows natural light to flood the space, creating a bright and welcoming atmosphere that's perfect for both everyday living and entertaining guests. The kitchen comes fully equipped with contemporary fixtures and fittings, while the adjoining family area provides a cosy yet generous space to relax and unwind. In addition to the main living area, the home features a separate dining room and a comfortable living room. Upstairs, you'll find four well proportioned bedrooms (master with luxurious en-suite) and a stunning family bathroom. Externally there is an enclosed rear garden and the front garden is laid to lawn, with a long driveway and detached garage.

Old Cemetery Road, Hartlepool, TS24 0NA

4 Bed - House - Detached

£344,500

EPC Rating: New Build - Not Yet Available

Council Tax Band: New Build (Not Yet Available)

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Old Cemetery Road, Hartlepool, TS24 0NA



GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

LOUNGE

16'11 x 10'1 (5.16m x 3.07m)

DINING ROOM

11' x 10'2 (3.35m x 3.10m)

KITCHEN

16'3 x 15'5 (4.95m x 4.70m)

FIRST FLOOR

BEDROOM

15'5 x 8'11 (4.70m x 2.72m)

EN-SUITE

7'11 x 4'5 (2.41m x 1.35m)

BEDROOM

15'5 x 10'2 (4.70m x 3.10m)

BEDROOM

11'10 x 8'6 (3.61m x 2.59m)

BEDROOM

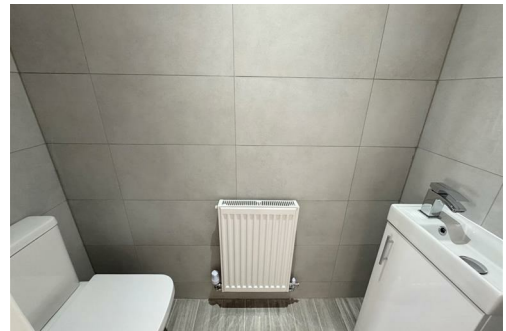
8'1 x 6'11 (2.46m x 2.11m)

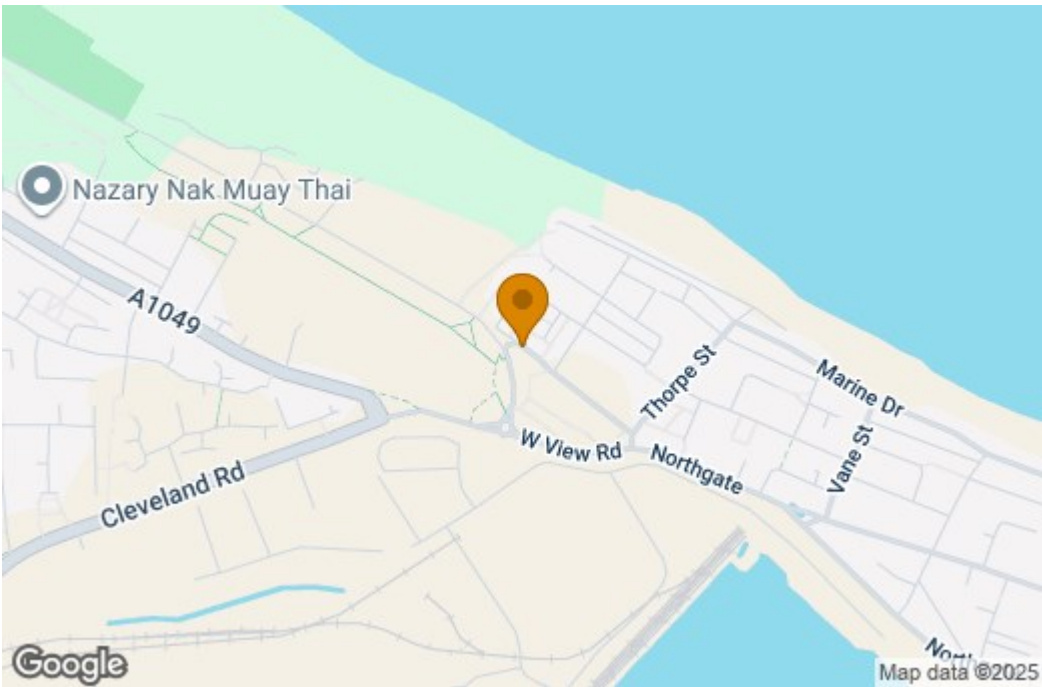
FAMILY BATHROOM/WC

7'11 x 5'7 (2.41m x 1.70m)

NB

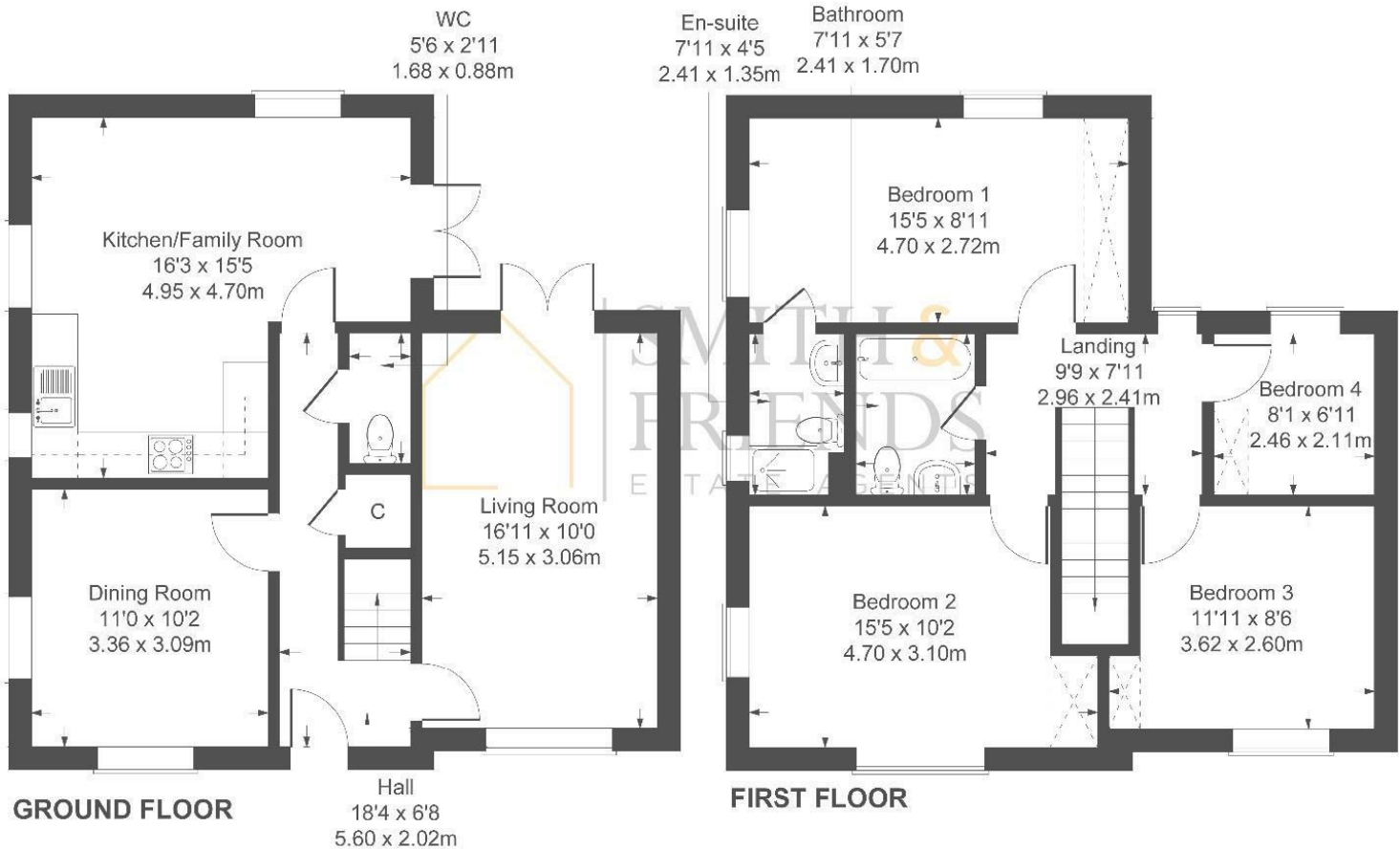
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Plot 20 - Stirling

Approximate Gross Internal Area
1227 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

