

Beautifully presented & extended three bedroom semi-detached house finished to a high standard with newly fitted bathroom and kitchen. The property is situated in this highly sought after area of Seaton Carew close to local schools and amenities and just a short walk to the seafront and conveniently placed for easy access to Hartlepool town centre, with great road & rail links throughout the North East. The versatile layout will appeal to a variety of potential buyers and comes with viewing recommended.

The accommodation comprises of: entrance hall, lounge, kitchen/diner with a range of integrated appliances, downstairs cloakroom and sunroom. To the first floor are three bedrooms (two with fitted wardrobes) and a stunning white and chrome family bathroom. The property benefits from uPVC double glazing throughout and gas central heating via a recently replaced combi boiler.

Externally, the open plan front garden is mainly laid to lawn with mature shrubs and a larger block paved driveway providing off-road parking for several cars, leading to an extra width integral garage. The enclosed rear garden is partly laid to lawn, with two paved patio areas, the perfect space for outdoor entertaining.

**Bilsdale Road, Hartlepool, TS25 2AQ**

**3 Bed - House - Semi-Detached**

**£225,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Bilsdale Road, Hartlepool, TS25 2AQ



## GROUND FLOOR

### ENTRANCE HALLWAY

Composite front door with glass inserts, radiator, spindle staircase to first floor landing.

### LOUNGE

**15'7 x 12'11 (4.75m x 3.94m)**

uPVC double glazed bow window, radiator, double doors opening into:

### DINING KITCHEN

**28'9 x 8'2 (8.76m x 2.49m)**

Fitted with a range of white 'shaker' style wall base and drawer units with solid woodblock worksurfaces and breakfast bar, inset sink and drainer with mixer tap, induction hob with illuminating extractor and electric double oven, integrated washing machine, dishwasher, fridge and freezer, uPVC double glazed windows to rear, radiator, uPVC double glazed glass panelled door, uPVC double glazed French doors opening into the sun room.

### SUN ROOM

**12'2 8'2 (3.71m x 2.49m)**

uPVC double glazed French doors opening onto the rear garden, two uPVC double glazed windows to rear, spotlighting.

### DOWNSTAIRS TOILET

White and chrome suite with low level WC and wash hand basin; uPVC double glazed window to side.

## FIRST FLOOR

### LANDING

uPVC double glazed window to side and loft access.

### BEDROOM 1 (front)

**12'7 x 10'1 (3.84m x 3.07m)**

uPVC double glazed window to front, fitted wardrobes, radiator.

### BEDROOM 2 (rear)

**11'4 x 10'1 (3.45m x 3.07m)**

uPVC double glazed window to rear, fitted wardrobes, radiator.

### BEDROOM 3 (front)

**9'1 x 7'8 (2.77m x 2.34m)**

uPVC double glazed window to front, radiator.

### FAMILY BATHROOM

Stunning white and chrome suite with 'P' shaped panelled bath, shower over, wash hand basin with vanity storage and low level WC; co-ordinated tiles walls and flooring, heated chrome towel rail, uPVC double glazed windows to rear and side.

### EXTERNALLY

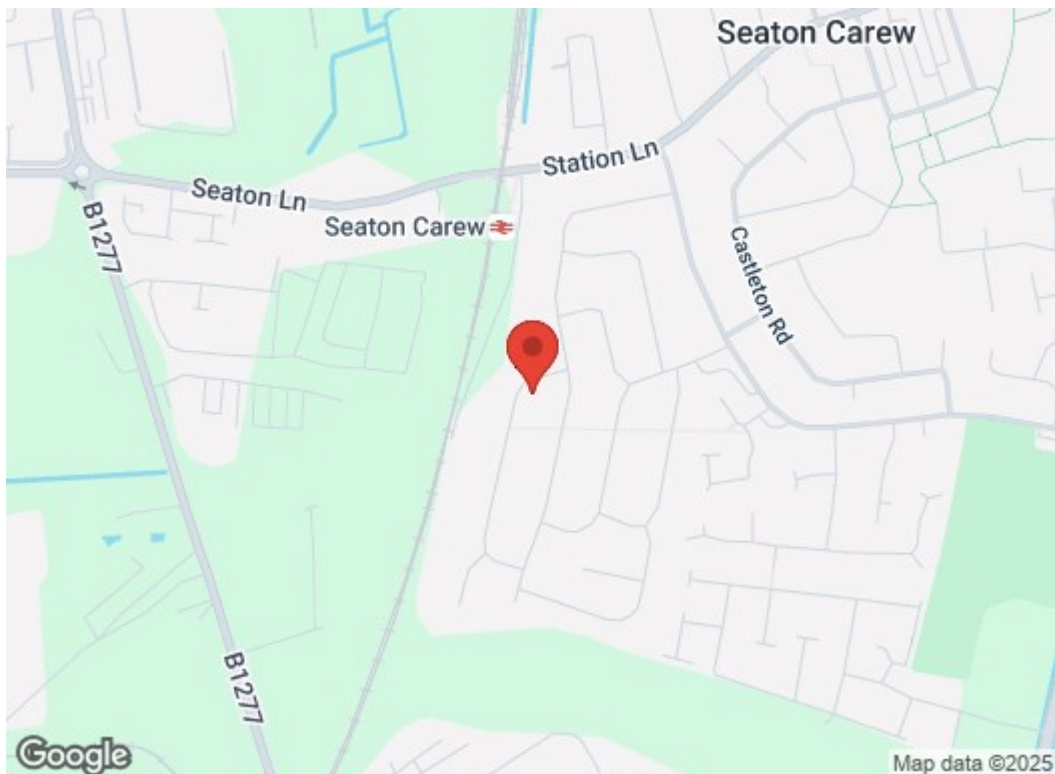
To the outside there is a front open plan garden partly laid to lawn with mature shrubs and large block paved driveway providing off-road parking for several cars leading to an EXTRA WIDTH INTEGRAL GARAGE and an enclosed rear garden partly laid to lawn with two paved patio areas, the perfect space for outdoor entertaining.

### 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.

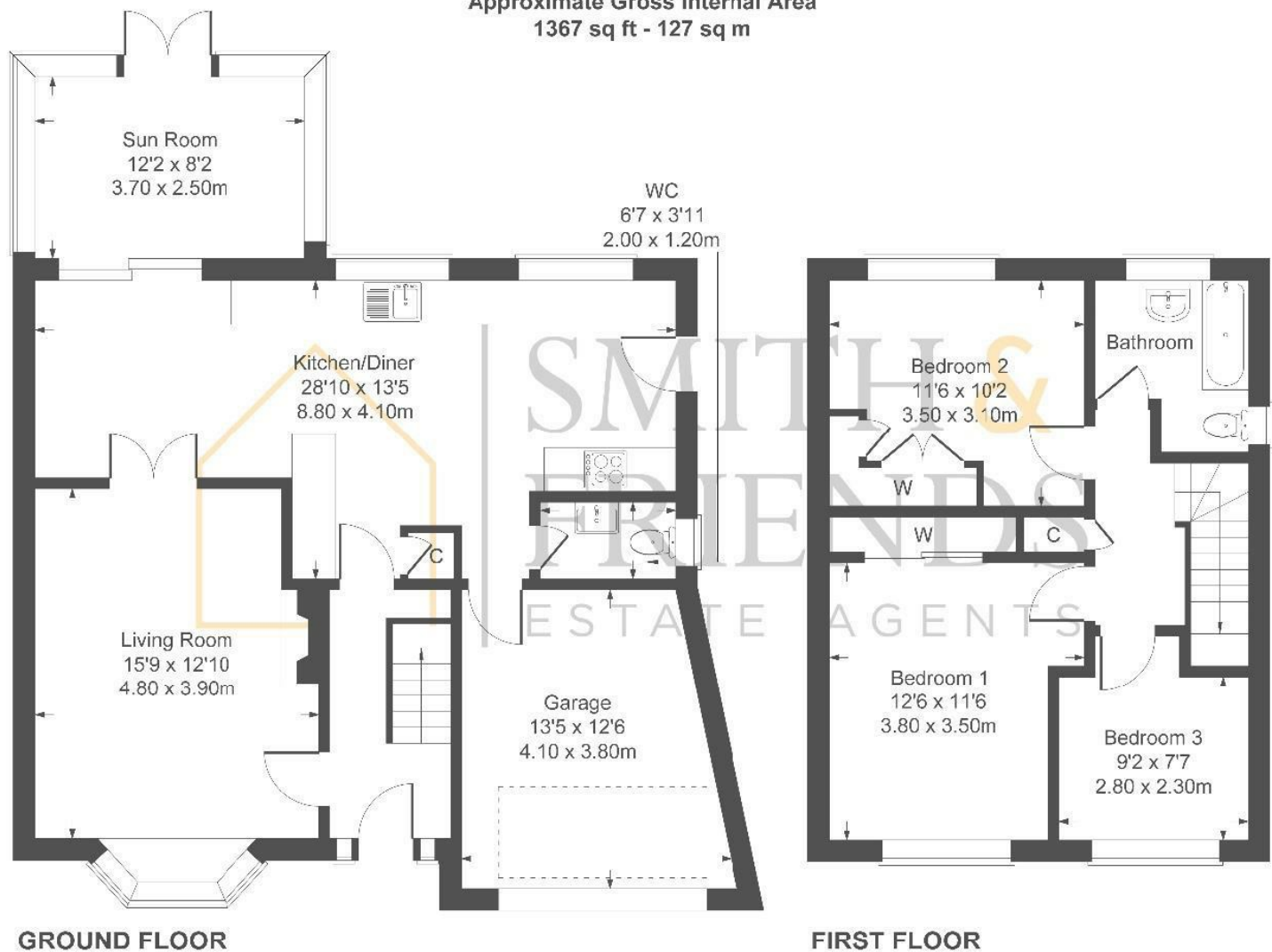


Bilsdale Road, Hartlepool, TS25 2AQ




[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

**Bilsdale Road**  
Approximate Gross Internal Area  
1367 sq ft - 127 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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

