



***** NO CHAIN INVOLVED ***** A spacious **THREE BEDROOM** semi-detached property occupying a pleasant position on Caledonian Road with ample off street parking, garage and generous rear garden. The home offers extended accommodation ideal for a first time buyer or family with two reception rooms, extended kitchen and conservatory to the rear. An internal viewing comes recommended to appreciate the space and potential on offer, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to both reception rooms, the spacious sitting/dining room giving access to the kitchen and conservatory. To the first floor are three good size bedrooms and the family bathroom. Externally the property offers front and rear gardens, with a long driveway running alongside the property to the garage with remote controlled roller door. The generous rear garden having lawn, decked and patio areas with a good degree of privacy. There is ample scope to further extend and enhance the property (subject to planning). Located close to the Stockton Road and Westbrooke Avenue roundabout with easy access to schools and amenities. **VIEWING RECOMMENDED.**

Caledonian Road, Hartlepool, TS25 5LB

3 Bedroom - House - Semi-Detached

£165,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



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GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the side, staircase to the first floor, convector radiator, glazed internal doors.

BAY FRONTED LOUNGE

12'11 x 11' (3.94m x 3.35m)

uPVC double glazed curved bay window to the front aspect, additional uPVC double glazed bow window to the side aspect, coving to ceiling, double radiator.

SITTING & DINING ROOM

14'11 x 10'4 (4.55m x 3.15m)

Enjoying a high degree of natural light with uPVC double glazed window to the front aspect, uPVC double glazed patio doors to the conservatory extension, two convector radiators, glazed internal door to the kitchen.

CONSERVATORY

12'2 x 8'1 (3.71m x 2.46m)

uPVC double glazed conservatory with French doors to the rear garden, electric fanlight, power points, tiled flooring, single radiator.

EXTENDED KITCHEN

11'8 x 14'5 (3.56m x 4.39m)

Fitted with a range of units to base and wall level with 'marble' effect work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric double oven with separate hob and warming plate, tiling to splashback, space for free standing appliances including plumbing for washing machine and space for fridge/freezer, tiling to flooring, useful under stairs storage cupboard, uPVC double glazed windows to the side and rear aspects, uPVC double glazed door to the rear garden, convector radiator.

FIRST FLOOR

LANDING

Access to three bedrooms and bathroom.

BEDROOM ONE

15'2 x 9'1 (4.62m x 2.77m)

A good size dual aspect master bedroom with uPVC double glazed window to the front aspect and additional uPVC double glazed window overlooking the rear garden, built-in storage cupboards, single radiator.

BEDROOM TWO

11'6 x 10'10 (3.51m x 3.30m)

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

BEDROOM THREE

11'7 x 7'4 (3.53m x 2.24m)

uPVC double glazed window overlooking the rear garden, single radiator.

FAMILY BATHROOM/WC

8'6 x 6'4 (2.59m x 1.93m)

Fitted with a three piece suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiling to walls, uPVC double glazed window to the rear aspect, single radiator.



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EXTERNALLY

The property features a low maintenance part lawned front garden with planted border. A long driveway running alongside the property provides ample off street parking and continues to the garage. A gate to the side leads through to the generous rear garden with large patio areas, corner decking, extensive lawn, planted border and fenced boundaries.

GARAGE

17'7 x 8'8 (5.36m x 2.64m)

Accessed via remote controlled roller shutter door to the front, personal door from the rear garden, lighting, sockets, window to the side aspect.

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.



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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.

