



A spacious two bedroom (former three) end terraced property occupying an enviable position on Marine Drive with stunning sea views. The home offers well presented accommodation, with a modern upgraded kitchen and bathroom, whilst further benefitting from gas central heating and uPVC double glazing. An ideal purchase for a first time buyer, young family or those looking to live by the sea, with a layout which briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to the bay fronted lounge, the modern full width kitchen/diner gives access to a useful utility room and to the first floor are two good size bedrooms, the enhanced master bedroom now incorporating the original third bedroom to allow for a useful dressing area. The bedrooms are served by a modern bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front, side and enclosed rear yard with double timber gates. Marine Drive is located on the historic Headland area of Hartlepool with beautiful uninterrupted views of the sea. **VIEWING RECOMMENDED.**

Marine Drive, Hartlepool, TS24 0DU

2 Bedroom - House - End Terrace

£145,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



GROUND FLOOR

ENTRANCE PORCH

3'1 x 4'6 (0.94m x 1.37m)

Accessed via double glazed composite entrance door with uPVC double glazed side screens and fanlight above, two uPVC double glazed windows offering sea views, attractive 'oak' style laminate flooring, upgraded oak internal door to the hall.

ENTRANCE HALL

Matching laminate flooring, staircase to the first floor with fitted carpet and under stairs storage cupboard, uPVC double glazed window to the front aspect offering sea views, single radiator.

FRONT LOUNGE

12'10 x 16' (3.91m x 4.88m)

A good size family lounge which offers stunning sea views with a large uPVC double glazed bay window, fitted with attractive 'oak' style laminate flooring, wall mounted electric fire, convector radiator, access to:

KITCHEN/DINER

19'1 x 7'7 extending to 11'5 (5.82m x 2.31m extending to 3.48m)

A spacious kitchen/diner which incorporates a modern range of units to base and wall level with complementing work surfaces and matching splashback in an 'L' shaped layout incorporating a built-in oven with four ring touch hob above and extractor hood over, matching 'oak' style laminate flooring, uPVC double glazed window to the side aspect, uPVC double glazed bay window to the rear aspect, recess for fridge/freezer, convector radiator, access to:

UTILITY ROOM

6'3 x 9'3 (1.91m x 2.82m)

Matching worktop with inset single drainer sink unit and mixer tap, single units to base and eye-level, recess with plumbing for washing machine, recess for dryer, matching 'oak' style laminate flooring, composite 'barn' style door to the rear yard, uPVC double glazed window, panelling to walls and ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, access to both bedrooms and bathroom.

BEDROOM ONE

19'2 x 11'4 (5.84m x 3.45m)

A generous master bedroom (formerly two separate bedrooms), with two uPVC double glazed windows offering stunning sea views, fitted carpet, two convector radiators.

BEDROOM TWO

11'2 x 10' (3.40m x 3.05m)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

FAMILY BATHROOM/WC

6'5 x 5'9 (1.96m x 1.75m)

Fitted with a modern three piece suite and black fittings comprising: panelled bath with mixer tap and electric shower over, protective glass shower screen, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiled splashback, uPVC double glazed window to the rear aspect, heated towel radiator.



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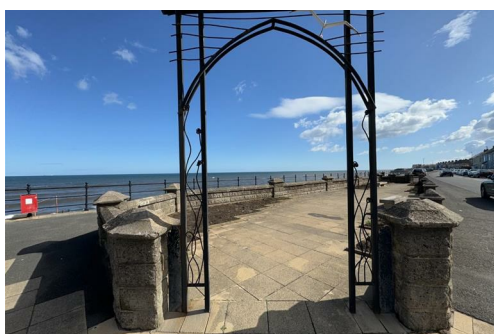
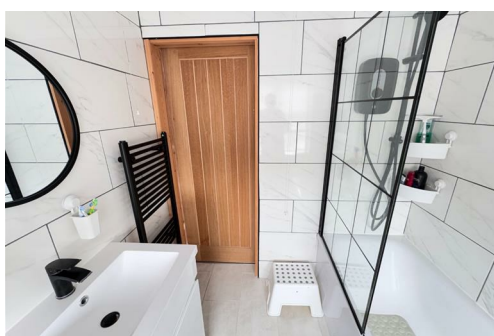
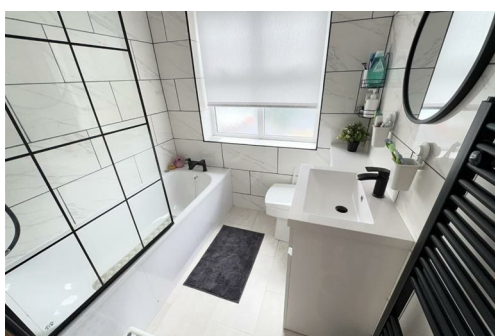
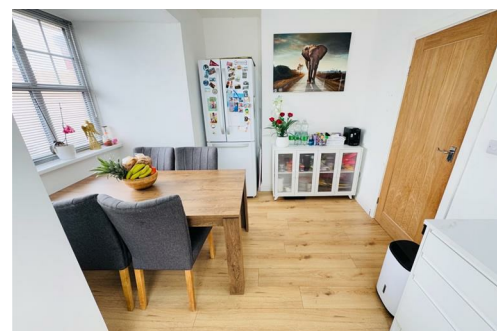


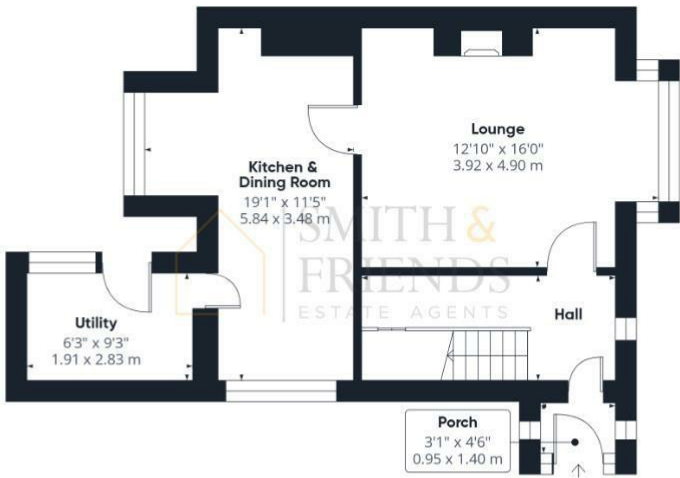
EXTERNALLY

The property features a low maintenance front and side area, being predominantly pebbled with a boundary wall and gated access. The enclosed rear courtyard style garden has the potential for off street parking via double timber gates.

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.





Ground Floor



Floor 1

Approximate total area^m
882 ft²
81.9 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.

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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.

