



PUBLIC NOTICE

30 JUTLAND ROAD, HARTLEPOOL, TS25 1LR

We are acting in the sale of the above property and have received an offer of £89,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agents before exchange of contracts takes place.

*** NO CHAIN INVOLVED *** A spacious three bedroom semi-detached property with garage, utility room and conservatory extension.

The home offers useful off street parking and a good size west facing rear garden. The accommodation is warmed by gas central heating, features uPVC double glazing and further benefits from a useful attic room. An internal viewing comes recommended, with a layout which briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to the family lounge with feature fire surround, gas fire and archway through to the dining room and into the kitchen and conservatory. The kitchen features an integral door into the garage with a useful utility room behind. To the first floor are three good size bedrooms and the family bathroom which is fitted with a three piece white suite and chrome fittings. A pull down ladder gives access to a useful attic room with eaves storage and Velux window. Externally is lawned front garden, with a double length block paved driveway leading to the garage. The enclosed rear garden enjoys a good degree of privacy, with patio and lawned areas. Situated off Seaton Lane, Jutland Road is within close proximity of local shops, schools and transport links.

Jutland Road, Hartlepool, TS25 1LR

3 Bed - House - Semi-Detached

£85,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Jutland Road, Hartlepool, TS25 1LR



GROUND FLOOR

ENTRANCE PORCH

4'10 x 3'6 (1.47m x 1.07m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, tiled flooring, glazed internal door to the entrance hall.

ENTRANCE HALL

10'7 x 6'5 (3.23m x 1.96m)

Modern laminate flooring, spindled staircase to the first floor, uPVC double glazed window to the side aspect, meter cupboard, useful under stairs storage cupboard with lock and shelving, convector radiator.

FRONT LOUNGE

14'2 x 13'0 (4.32m x 3.96m)

A good size lounge with a large uPVC double glazed bow window to the front aspect, 'period' style fire surround with inset 'coal' effect gas fire, ornate coving to ceiling, ceiling rose, single radiator, archway through to:

DINING ROOM

9'3 x 8'11 (2.82m x 2.72m)

uPVC double glazed patio doors to the conservatory extension, ornate coving to ceiling, ceiling rose, single radiator, access to the kitchen.

CONSERVATORY EXTENSION

11'8 x 8'10 (3.56m x 2.69m)

uPVC double glazed French doors to the rear garden, uPVC double glazed windows, tiled flooring, power points.

KITCHEN

11'8 x 9'3 (3.56m x 2.82m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for washing machine and dishwasher, recess for free standing fridge/freezer, tiled flooring, uPVC double glazed window to the rear aspect, single radiator, integral door to the garage.

FIRST FLOOR

LANDING

Access to bedrooms and bathroom, access to attic room via pull down aluminium ladder.

BEDROOM ONE

13'3 x 10'5 (4.04m x 3.18m)

Modern laminate flooring, mirror fronted sliding wardrobes housing gas central heating boiler with hanging rail and fitted shelf, uPVC double glazed window to the front aspect, convector radiator.

BEDROOM TWO

12'1 x 8'11 (3.68m x 2.72m)

Modern laminate flooring, built-in storage cupboard, uPVC double glazed window overlooking the rear garden, convector radiator.

BEDROOM THREE

10'10 x 9'2 (3.30m x 2.79m)

Built-in storage cupboard, uPVC double glazed window to the rear aspect, wall mounted electric radiator.



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FAMILY BATHROOM/WC 7'3 x 7'0 (2.21m x 2.13m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower over, pedestal wash hand basin with central mixer tap, low level WC, tiling to walls, panelling and inset spotlighting to the ceiling, wall mounted mirror fronted vanity cabinet, extractor fan, uPVC double glazed window to the front aspect, chrome heated towel radiator.

ATTIC ROOM 13'9 x 10'11 (4.19m x 3.33m)

Accessed via pull down ladder, double glazed 'Velux' style window to the front aspect, eaves storage, lighting and sockets.

EXTERNALLY

The property occupies a set back position with a lawned front garden, whilst a double length block paved driveway provides useful off street parking and leads to the garage. The enclosed rear garden enjoys a westerly aspect, with patio and lawned areas including a useful timber storage shed and fenced boundaries.

GARAGE 19'1 x 11'9 (5.82m x 3.58m)

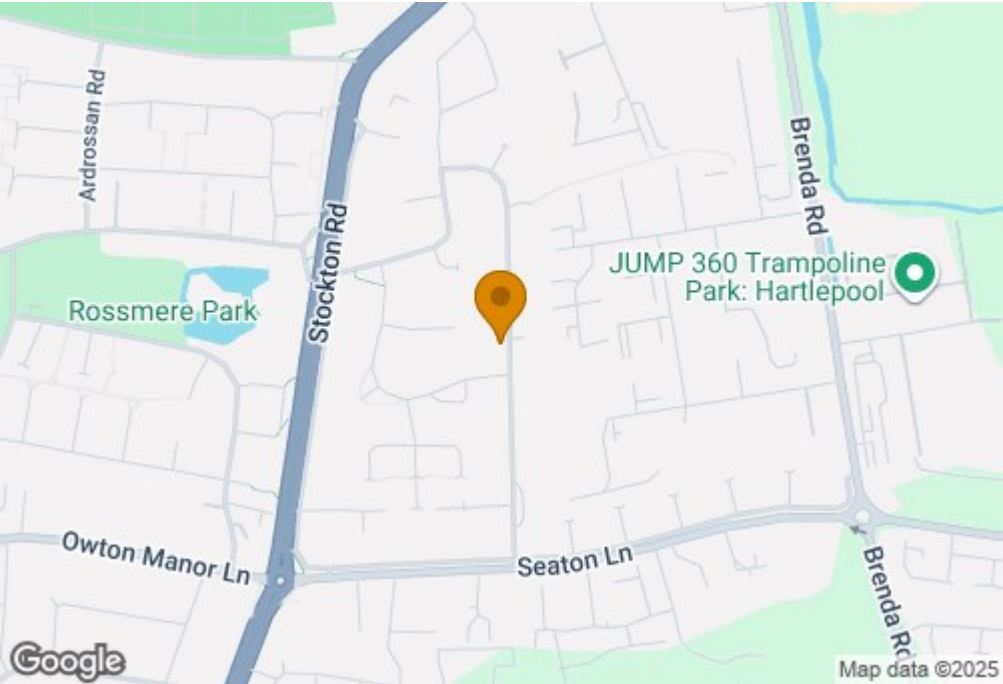
A larger than average garage with up and over access door, integral door from the utility room, lighting, sockets, uPVC double glazed door to the rear garden, access to utility area.

UTILITY AREA/CLOAKS 11'9 x 5'0 (3.58m x 1.52m)

Fitted with a low level WC in white, plumbing for washing machine, uPVC double glazed window to the rear aspect, shelved storage.

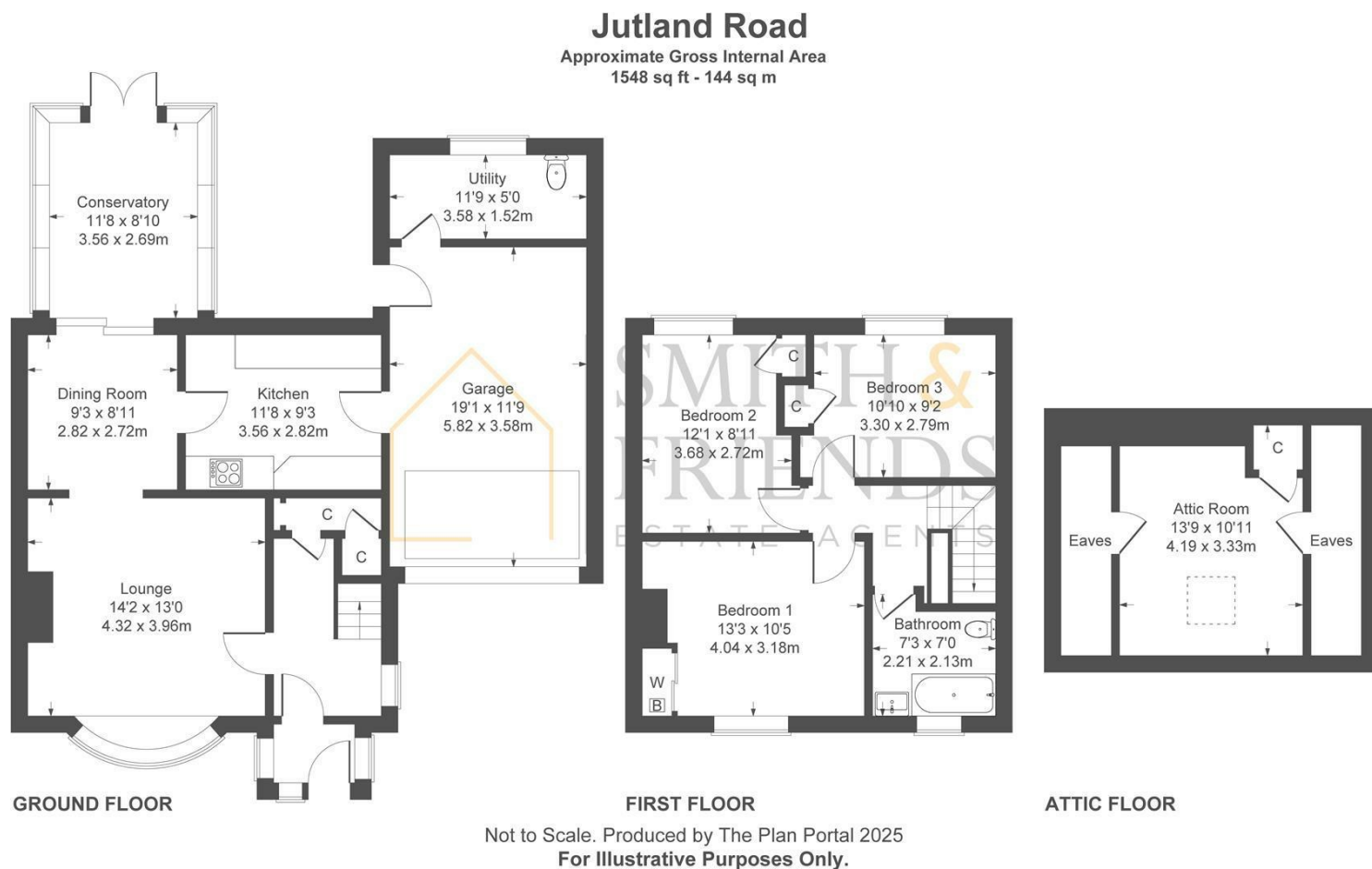
NB 1
All services/appliances have not and will not be tested.

NB 2
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.



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	69	75
EU Directive 2002/91/EC		

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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. 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.

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