



Arncliffe Gardens, TS26 9JF
3 Bed - House - Mid Terrace
Offers In Excess Of £195,000

EPC Rating: E
Tenure: Freehold
Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Arncliffe Gardens Hartlepool, TS26 9JF

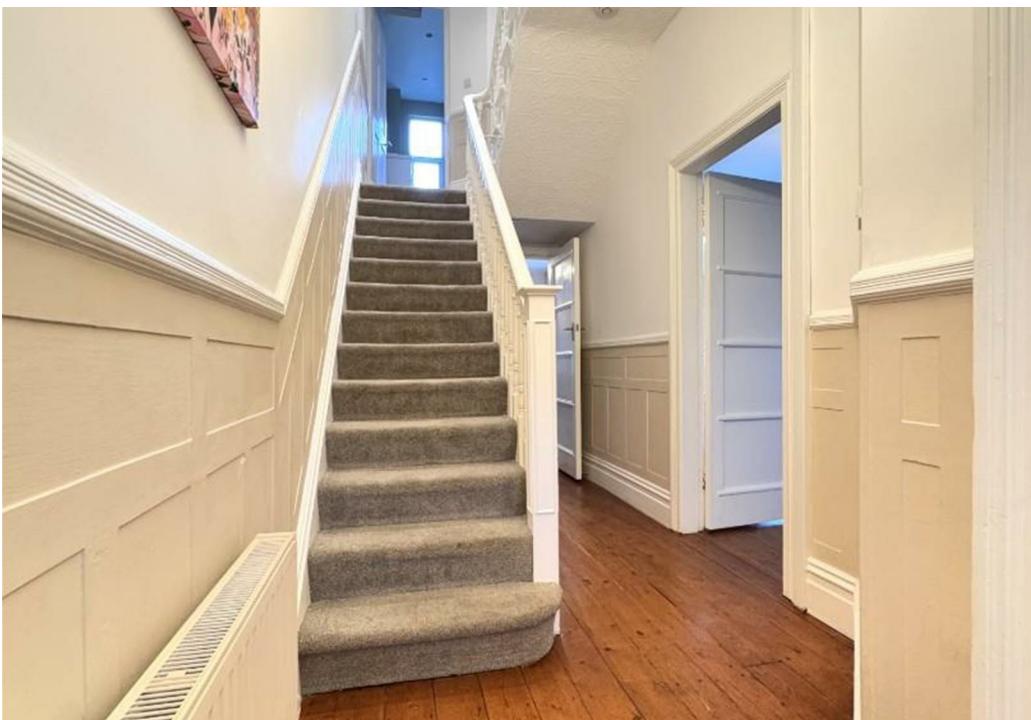
REDUCEDA stunning mid terraced property offering beautifully upgraded, extended and enhanced accommodation ideal for family requirements. The home features three bedrooms, generous attic room, two reception rooms, superb open plan kitchen/diner and an impressive family bathroom. Immaculately presented throughout and boasting a wealth of original features which are complemented by tasteful decor and quality fixtures and fittings. An internal viewing comes highly recommended, with further benefits including gas central heating (upgraded boiler with 10 year guarantee from new), uPVC double glazing and generous rear garden.

The full layout comprises: entrance porch through to a deep entrance hall with stairs to the first floor and access to both reception rooms, the rear reception room including a log burner and French doors to the rear garden. The open plan kitchen/diner offers great space for entertaining, with the kitchen area including a quality range of units with double oven, hob and extractor. To the first floor, from the half landing is access to the family bathroom which incorporates a four piece suite with free standing bath and separate shower. The main landing gives access to three bedrooms and up to the the attic room.

Externally is a low maintenance palisade style front, with the generous rear garden enjoying a westerly aspect, including lawn, decking, storage shed and summerhouse. Arncliffe Gardens is located between Park Road and Elwick Road, close to both schools and amenities. **VIEWING RECOMMENDED.**











GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, attractive 'mosaic' style tiled floor, beautiful stained glass internal door with matching side screen and fanlight above.

ENTRANCE HALL

A deep entrance hall which incorporates a spindled staircase to the first floor with understairs storage cupboard and cloaks area, attractive stained wood floor, dado rail, deep coving to ceiling, feature archway, convector radiator.

FRONT LOUNGE

14'6 x 13'4 (4.42m x 4.06m)

A spacious family lounge with large uPVC double glazed bay window to the front aspect, period fire surround with open fire, laminate flooring, picture rail, deep coving to ceiling, double radiator.

REAR RECEPTION ROOM

13'7 x 12'7 (4.14m x 3.84m)

A generous second reception room with recessed log burner, tiled back and large stone tiled base, stained wood flooring, large bay incorporating uPVC double glazed French doors to the rear garden, delft rack, deep coving to ceiling, double radiator.

OPEN PLAN KITCHEN/DINER

DINING AREA

11'4 x 7'9 (3.45m x 2.36m)

Built-in storage to both alcoves, fire recess with oak mantle, uPVC double glazed window to the side aspect, laminate flooring, convector radiator.

KITCHEN AREA

19'7 x 8'9 (5.97m x 2.67m)

Fitted with a quality range of grey grain effect 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 double oven with separate four ring gas hob, attractive tiled splashback, recess for washing machine and tumble dryer, space for free standing fridge/freezer, matching laminate flooring, two uPVC double glazed windows, uPVC double glazed French doors to the rear garden, pitched roof incorporating two 'Velux' style windows, convector radiator.

FIRST FLOOR

HALF LANDING

Access to the family bathroom, fitted carpet, dado rail, inset spotlights, stairs to the main landing.



FAMILY BATHROOM

11'3 x 8'8 (3.43m x 2.64m)

Fitted with an impressive four piece suite and chrome fittings comprising: free standing bath with mixer tap over, walk-in double shower with chrome overhead shower and protective glass screen, inset wash hand basin with central mixer tap and vanity cabinet below, close coupled WC, two uPVC double glazed windows, inset spotlights, heated towel radiator.

MAIN LANDING

Access to bedrooms, fitted carpet, dado rail, stairs to the attic room.

BEDROOM ONE

14'5 x 13'6 (4.39m x 4.11m)

A generous master bedroom with uPVC double glazed bay window to the front aspect, feature fire surround, fitted carpet, picture rail, coving to ceiling, convector radiator.

BEDROOM TWO

13'2 x 11'6 (4.01m x 3.51m)

Built-in storage cupboard to alcove, period fire surround, laminate flooring, uPVC double glazed window to the rear, picture rail, convector radiator.

BEDROOM THREE

9'7 x 6'6 (2.92m x 1.98m)

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

ATTIC ROOM

21'1 x 12'11 (6.43m x 3.94m)

A generous room which is accessed via turned stairs with study/storage space and 'Velux' style window above. The main room offers a variety of uses, with a further four 'Velux' style windows, fitted carpet, inset spotlights, television point, double radiator.

EXTERNALLY

The property features a low maintenance palisade style front, with a generous west facing rear garden which incorporates lawn, planted border and decked patio with storage shed, summerhouse and greenhouse included.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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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