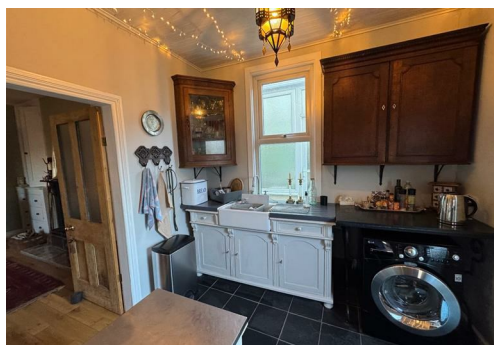
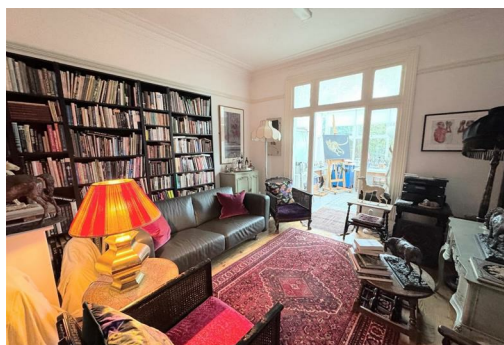




This traditional four bedroom semi detached home has been tastefully upgraded while retaining many original features, with the added bonus of a very large loft room. This lovely family home will appeal to a variety of potential buyers with its versatile layout and generously proportioned rooms. The layout briefly comprises of: entrance vestibule opening into the beautiful hallway, lounge with 'period' style fireplace, sitting room, sun room, dining room with open fire and kitchen, with useful cloaks/WC. To the half landing, bedroom three has a 'Juliet' style balcony and is complemented with en-suite facilities, separate WC and spacious bathroom. From the main landing are three bedrooms, the rear bedroom giving access to the attic room/hobby room. Externally is a forecourt garden to the front. To the rear is a well established garden with a wide array of mature plants and shrubbery and a paved patio. The garage has also now been converted for storage/workshop.

**Park Road, Hartlepool, TS26 9HY**

**4 Bedroom - House - Semi-Detached**

**Offers In The Region Of £260,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: C**



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## **GROUND FLOOR**

### **ENTRANCE VESTIBULE**

Entered via hardwood door, side glazed windows, tiled flooring.

### **HALLWAY**

Composite door, glazed windows, original spindle staircase leading to the first floor, oak flooring, under stairs storage cupboard.

### **LOUNGE**

**17'6 x 14'7 (5.33m x 4.45m)**

Bay window to the front, stunning feature fire surround with matching hearth and insert, radiator.

### **SITTING ROOM**

**15'4 x 14'6 (4.67m x 4.42m)**

Solid oak flooring, radiator, door into the sun room.

### **SUN ROOM**

**11'4 x 11'2 (3.45m x 3.40m)**

uPVC and brick construction, uPVC double glazed glass panelled door opening onto the rear garden, radiator.

### **DINING ROOM**

**13'8 x 11'5 (4.17m x 3.48m)**

uPVC double glazed window to the side, oak flooring, 'period' style feature fireplace with tiled hearth, radiator.

### **KITCHEN**

**13'5 x 9'5 (4.09m x 2.87m)**

Fitted with a range of wall, base and drawer units with contrasting worktops, with a Belfast sink unit with mixer tap, plumbing for washing machine and space for fridge and freezer, uPVC double glazed windows to rear and side, uPVC door opening onto the rear garden, tiled flooring.

### **DOWNSTAIRS TOILET**

Low level WC, uPVC double glazed frosted window to the side, wash hand basin, attractive part tiled walls.

## **FIRST FLOOR**

### **LANDING**

Double glazed window to side, radiator.

### **TOILET**

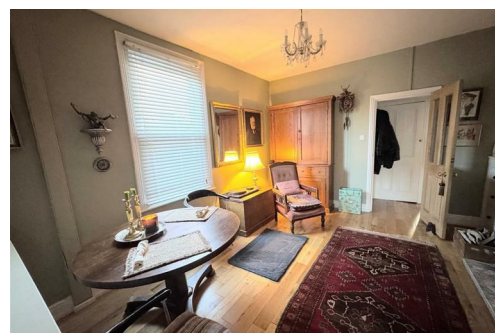
Low level WC, double glazed frosted window.

### **FAMILY BATHROOM**

Fitted with a three piece white and chrome suite comprising: panelled bath with shower over, bidet, pedestal wash hand basin, tiled walls, radiator, double glazed window, built-in storage.

### **BEDROOM (rear)**

Original feature fireplace, radiator, 'Juliet' style balcony with uPVC double glazed glazed patio doors.



Park Road, Hartlepool, TS26 9HY



**EN-SUITE SHOWER ROOM/WC**

Fitted with a three piece white and chrome suite comprising: shower area, wash hand basin, WC, splashback tiling, extractor fan, radiator.

**BEDROOM (front)**

17'8 x 12'6 (5.38m x 3.81m)

Bay window to the front, 'period' style feature fireplace housing an open coal fire, built-in storage cupboards to alcoves, radiator.

**BEDROOM (front)**

11'6 x 6'9 (3.51m x 2.06m)

Window to the front, radiator.

**BEDROOM (rear)**

15'10 x 15'3 (4.83m x 4.65m)

Window to the rear, shelving to the alcove, door and access leading up to the attic room.

**ATTIC**

22' x 16'9 (6.71m x 5.11m)

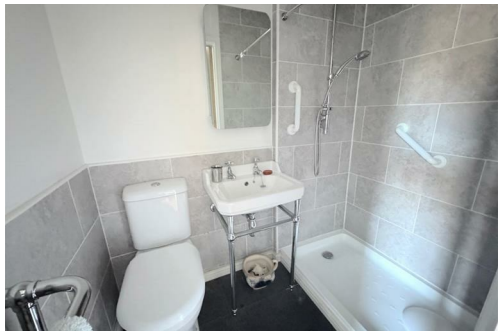
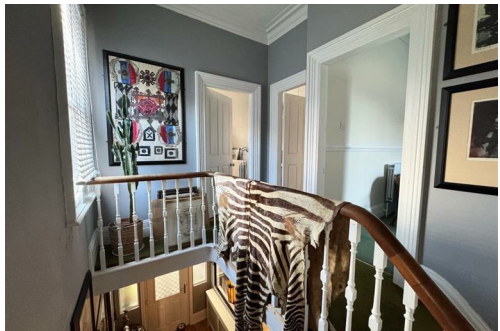
Two Velux double glazed windows to the rear, radiator.

**EXTERNALLY**

Externally is a forecourt garden to the front. To the rear is a well established garden with a wide array of mature plants and shrubbery, paved patio and brick built storage shed. The garage has also now been converted.

**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                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 60      | 76        |
| EU Directive 2002/91/EC                     |         |           |



Park Road, Hartlepool, TS26 9HY



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.

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