



***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** A spacious **FOUR BEDROOM** townhouse occupying a pleasant position overlooking the square with a good size rear garden, garage and off street parking to the rear. The home offers accommodation spread over three floors and features uPVC double glazing and gas central heating. An ideal purchase for family requirements, with a layout which briefly comprises: entrance hall with stairs to the first floor, useful guest cloakroom/WC, generous rear lounge, kitchen/diner, two bedrooms and family bathroom to the first floor and a further two good size bedrooms and modern en-suite to the second floor. Externally is a low maintenance front, long **SOUTH FACING REAR GARDEN** and garage with parking at the rear. Harold Hornsey Square is accessed via Chester Road, close to schools, transport links and amenities. **VIEWING RECOMMENDED.**

Harold Hornsey Square, Hartlepool, TS24 8FH

4 Bedroom - House - Mid Terrace

£145,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Harold Hornsey Square, Hartlepool, TS24 8FH

GROUND FLOOR

ENTRANCE HALL

16'8 x 6'4 (5.08m x 1.93m)

A deep entrance hall which incorporates stairs to the first floor, useful cloaks cupboard, fitted carpet, convector radiator, access to:

GUEST CLOAKROOM/WC

5'6 x 2'10 (1.68m x 0.86m)

Fitted with a two piece white suite comprising: wall mounted wash hand basin with mixer tap and tiled splashback, low level WC, extractor fan, convector radiator.

REAR LOUNGE

13'10 x 12'10 (4.22m x 3.91m)

A good size lounge located to the rear of the property, with uPVC double glazed French doors and matching side screens opening to the rear garden, fitted carpet, television point, convector radiator.

KITCHEN/DINER

16'8 x 7'10 narrowing to 6'7 (5.08m x 2.39m narrowing to 2.01m)

Fitted with a range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout 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, recess for additional appliance, space for free standing fridge/freezer, attractive tiled flooring, concealed gas central heating boiler, uPVC double glazed window to the front aspect, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the front aspect, fitted carpet, convector radiator, access to bedrooms two and four, alongside the central family bathroom.

BEDROOM TWO

12'10 x 12'4 (3.91m x 3.76m)

A generous bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM FOUR

11'1 x 6'3 (3.38m x 1.91m)

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

FAMILY BATHROOM/WC

6'9 x 6'3 (2.06m x 1.91m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps and shower over with separate attachment, pedestal wash hand basin with dual taps, low level WC, tiling to splashback and flooring, extractor fan, convector radiator.

SECOND FLOOR

LANDING

Access to bedroom one and bedroom three.

BEDROOM ONE

15'4 x 12'10 (4.67m x 3.91m)

A generous master bedroom with uPVC double glazed window to the rear aspect, fitted carpet, convector radiator, access to:

EN-SUITE SHOWER ROOM/WC

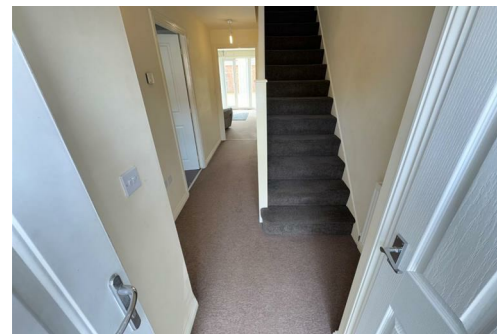
7'5 x 4'6 (2.26m x 1.37m)

Fitted with a modern three piece suite comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome shower, pedestal wash hand basin with dual taps, low level WC, tiling to splashback and flooring, extractor fan, convector radiator.

BEDROOM THREE

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

uPVC double glazed French doors opening to a 'Juliet' style balcony, built-in storage cupboard, fitted carpet, convector radiator.



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EXTERNALLY

The property features a low maintenance front, with an enclosed rear garden which is predominantly lawned, with fenced boundaries and gated access.

GARAGE

Located to the rear of the property with driveway in front and up and over access door.

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		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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. 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.

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

