



A superb THREE BEDROOM mid terraced property offering beautifully upgraded accommodation, ideal for a first time buyer or young family. The home features a stunning extended kitchen/diner and impressive refitted family bathroom. An internal viewing comes recommended, with further benefits including gas central heating, uPVC double glazing, double drive, external rendering and landscaped rear garden. The full layout comprises: entrance hall with stairs to the first floor, generous through lounge/dining room with patio doors to the rear garden, stunning extended kitchen with a full range of integrated appliances. To the first floor are three bedrooms, with two doubles and a single alongside the family bathroom which incorporates a three piece suite and modern black fittings. Externally is a block paved double driveway to the front and a pleasant enclosed rear garden with lawn and patio areas. A useful storage shed is included in the asking price. Dryden Road is located in the Rift House area of Hartlepool with access via Swinburne Road and Marlowe Road. **VIEWING RECOMMENDED.**

**Dryden Road, Hartlepool, TS25 4HU**

**3 Bedroom - House - Mid Terrace**

**£125,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: A**



Dryden Road, Hartlepool, TS25 4HU

## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed entrance door with uPVC double glazed frosted side screen, modern laminate flooring, staircase to the first floor with fitted carpet and under stairs storage cupboard, convector radiator.

### THROUGH LOUNGE/DINING ROOM

**12'4 x 20'11 (3.76m x 6.38m)**

A generous family lounge with dining area enjoying a dual aspect, with a large uPVC double glazed window to the front aspect, uPVC double glazed patio doors to the rear garden, fitted carpet, convector radiator, additional double radiator.

### EXTENDED KITCHEN/BREAKFAST ROOM

**8'3 x 21' (2.51m x 6.40m)**

A stunning kitchen/breakfast room which incorporates a quality range of grey 'shaker' style units to base and wall level with contrasting work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, glass splashback, integrated eye-level microwave, integrated fridge, freezer, dryer, dishwasher and washing machine, modern laminate flooring, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear garden, inset spotlighting to the ceiling, convector radiator.

## FIRST FLOOR

### LANDING

Fitted carpet, hatch to loft space, access to bedrooms and bathroom.

### BEDROOM ONE

**10'6 x 9'11 (3.20m x 3.02m)**

uPVC double glazed window to the front aspect, wall to wall wardrobes with sliding doors, fitted carpet, coving to ceiling, single radiator.

### BEDROOM TWO

**9'9 x 10'8 (2.97m x 3.25m)**

uPVC double glazed window to the rear aspect, built-in storage cupboard, additional storage cupboard housing Baxi gas central heating boiler, fitted carpet, single radiator.

### BEDROOM THREE

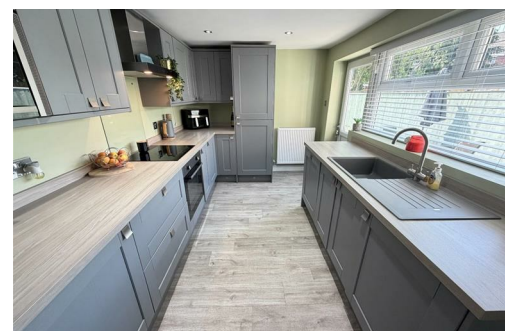
**9'7 x 7'1 (2.92m x 2.16m)**

uPVC double glazed window to the front aspect, built-in storage cupboard.

### FAMILY BATHROOM/WC

**8'5 x 5'6 (2.57m x 1.68m)**

Fitted with a modern three piece white suite and black fittings comprising: panelled bath with mains shower over and separate attachment, protective glass shower screen, wall mounted wash hand basin with central mixer tap and vanity drawers below, close coupled WC, attractive 'tile' effect panelling to splashback, laminate flooring, panelling to ceiling, uPVC double glazed window to the rear aspect, extractor fan, heated towel radiator.



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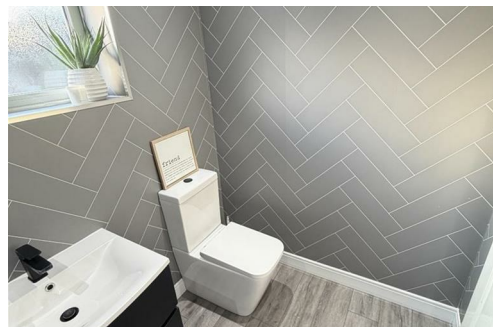
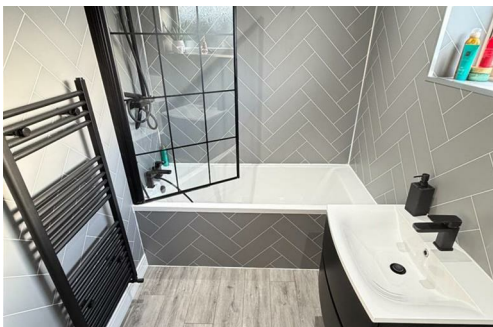


**EXTERNALLY**

The property features a double width block paved driveway to the front. A shared passage leads through to the enclosed rear garden which is south facing with a pleasant patio area, lawn, fenced boundaries and useful timber storage shed included.

**NB**

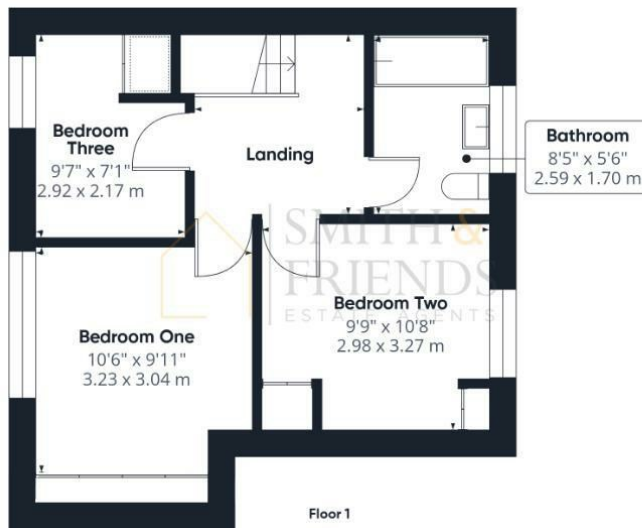
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
836 ft<sup>2</sup>  
77.7 m<sup>2</sup>

(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.