



King Oswy Drive, TS24 9LY
3 Bed - House - End Terrace
£130,000

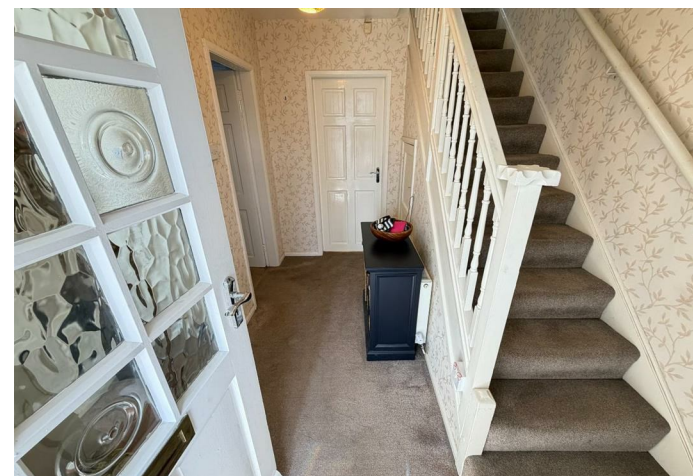
EPC Rating: D
Tenure: Freehold
Council Tax Band: A



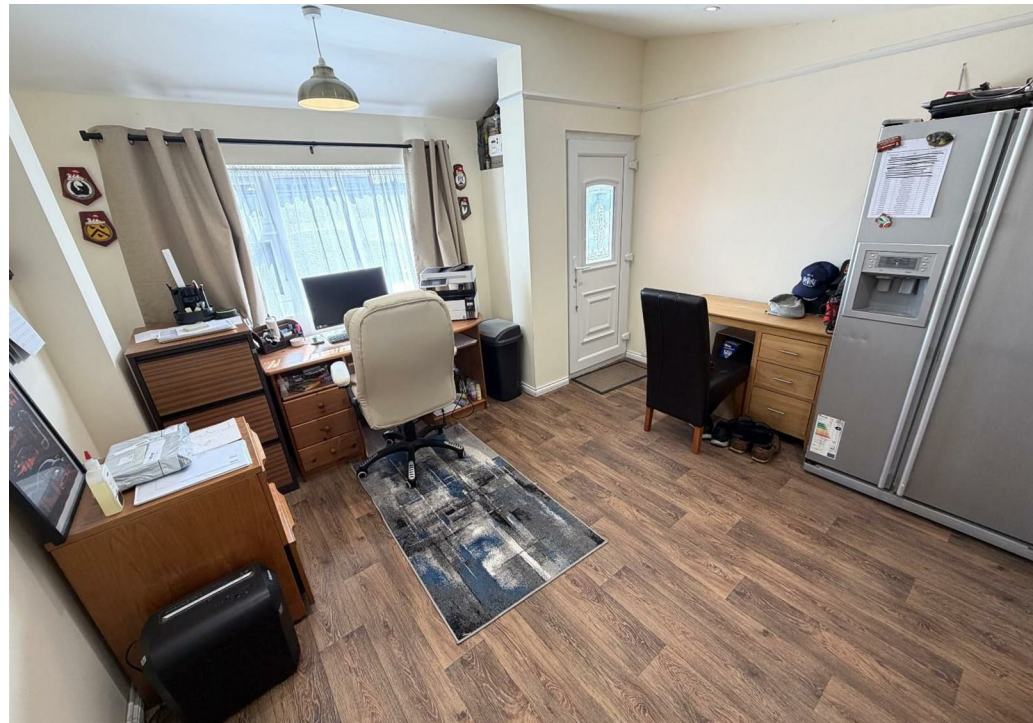
**SMITH &
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King Oswy Drive Hartlepool, TS24 9LY

A spacious and well proportioned THREE BEDROOM end terraced property occupying a pleasant position on King Oswy Drive. The home offers accommodation ideal for family requirements with three reception rooms, modern kitchen and upgraded shower room. An internal viewing comes recommended to appreciate the space on offer, whilst further benefits include gas central heating, uPVC double glazing, off street parking and EV charger. The full layout comprises: entrance porch, through to the entrance hall with stairs to the first floor and access to two reception rooms, the extended kitchen leads through to a useful study/utility which allows a variety of uses with an additional access door. To the first floor are three bedrooms, modern shower room and separate WC. Externally is a low maintenance part lawned front, with a double width block paved drive allowing off street parking. The enclosed rear garden has lawn and patio areas, with a useful timber storage shed included. The property is located adjacent to St John Vianney School, close to St Hild's School and within a short stroll of Barnard Grove Primary. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE PORCH

7'5 x 2'4 (2.26m x 0.71m)

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

ENTRANCE HALL

4'7 x 10'5 (1.40m x 3.18m)

Spindled staircase to the first floor with newel post and under stairs storage cupboard, fitted carpet, convector radiator, access to:

DINING ROOM

12'11 x 8'10 (3.94m x 2.69m)

uPVC double glazed window to the front aspect, feature fire surround with electric fire, fitted carpet, coving to ceiling, double radiator.

REAR LOUNGE

13' x 13'1 (3.96m x 3.99m)

A good size room with uPVC double glazed window overlooking the rear garden, fire surround with electric fire, fitted carpet, coving to ceiling, single radiator.

KITCHEN

8'3 x 9'3 (2.51m x 2.82m)

Fitted with a range of gloss 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 four ring gas hob above and extractor hood over, attractive tiling to splashback, 'tile' effect laminate flooring, useful storage cupboard, uPVC double glazed window to the rear aspect, inset spotlights to the ceiling, convector radiator, archway to:

ADDITIONAL KITCHEN AREA

7'4 x 8'6 (2.24m x 2.59m)

Matching units and worktops with recess for fridge/freezer, washing machine and dishwasher, additional space for free standing washing machine, matching 'tile' effect laminate flooring, uPVC double glazed window to the rear aspect, convector radiator, inset spotlights to the ceiling, access to:

STUDY/UTILITY

12'1 x 12' (3.68m x 3.66m)

Offering a variety of uses with an additional uPVC double glazed access door to the front, uPVC double glazed window to the front aspect, modern laminate flooring, inset spotlighting to the ceiling, convector radiator.

FIRST FLOOR

LANDING

5'2 x 6'1 (1.57m x 1.85m)

uPVC double glazed window to the side aspect, hatch to loft space, access to:

BEDROOM ONE

10'6 x 12'10 (3.20m x 3.91m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM TWO

12'3 x 9'4 (3.73m x 2.84m)

Built-in storage cupboard, uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM THREE

10'2 x 6'10 (3.10m x 2.08m)

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

SHOWER ROOM

5'5 x 5'9 (1.65m x 1.75m)

Fitted with a two piece suite and chrome fittings comprising: corner shower cubicle with chrome overhead shower and separate attachment, inset wash hand basin with central mixer tap and vanity drawers below, wall mounted vanity mirror above, attractive tiling to walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

SEPARATE WC

2'7 x 5'10 (0.79m x 1.78m)

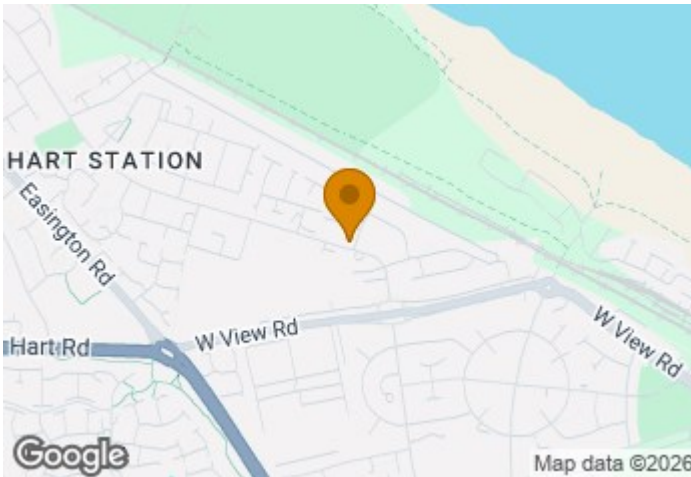
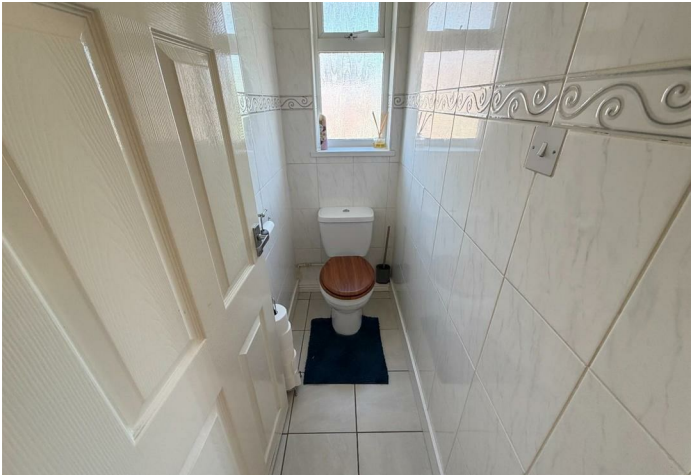
Fitted with a low level WC in white, tiling to walls and flooring, uPVC double glazed window to the rear aspect.

EXTERNALLY

The property features a low maintenance front with a part lawned front garden enclosed by a brick boundary wall. A double width block paved driveway provides useful off street parking. The enclosed rear garden features lawn and patio areas, with fenced boundaries and a 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+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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