



Laird Road, Hartlepool, TS25 3LW

£115,000

Welcome to this charming terraced house located on Laird Road in the heart of Hartlepool. This delightful property, built in 1955, offers a perfect blend of character and modern living, making it an ideal home for families or first-time buyers.

Spanning an impressive 932 square feet, the house features a well-proportioned reception room that provides a warm and inviting space for relaxation and entertaining. The three bedrooms are generously sized, offering ample room for personalisation and comfort.

The property benefits from its prime location, which is close to local amenities, schools, and parks, making it a practical choice for those seeking a vibrant community atmosphere. The terraced design adds to the charm of the home, while the layout maximises the use of space, providing a functional living environment.

This house presents a wonderful opportunity to create lasting memories in a welcoming neighbourhood. With its classic features and potential for modern updates, it is a must-see for anyone looking to settle in Hartlepool. Don't miss your chance to view this lovely home.

Living Area 14'9" x 12'6" (4.51 x 3.82)



A spacious and well-proportioned living room featuring a fireplace with surround, double-glazed window to the front elevation, and fitted carpet throughout. The room benefits from decorative coving, panelled dado walling, and a ceiling light fitting. A generous and comfortable reception room.

Kitchen 14'4" x 14'0" (4.39 x 4.27)



A well-appointed L-shaped kitchen fitted with a range of light oak-style wall and base units with contrasting worktops, incorporating an inset hob, freestanding range cooker, and space and plumbing for a washing machine. Finished with tiled splashbacks, a panelled ceiling with

recessed spotlights, and tiled flooring throughout. The kitchen opens through to a dining area with double-glazed window and rear access door, making this a practical and sociable space.

Conservatory 9'10" x 9'10" (3.0 x 3.0)



A light and airy uPVC conservatory with a polycarbonate pitched roof, enjoying views over the rear garden. Fitted with double-glazed windows to three aspects and French doors providing direct access to the garden. Complete with fitted carpet and a central heating radiator, making this a usable space throughout the year.

Bedroom 1 (Front) 12'8" x 10'4" (3.88 x 3.17)



A well-proportioned master bedroom featuring a range of fitted sliding mirror wardrobes providing excellent storage. Benefitting from a double-glazed window to the rear elevation, fitted carpet, and a ceiling light fitting.

Bedroom 2 (Front) 12'4" x 12'0" (3.76 x 3.68)



A good-sized second bedroom with a double-glazed window, fitted carpet, central heating radiator, and ceiling light fitting.

Bedroom 3 (Rear) 9'6" x 7'5" (2.90 x 2.28)



A third bedroom with a double-glazed window, fitted carpet, and ceiling light fitting. A versatile space suitable as a child's room, nursery, or home office.

Bathroom 9'4" x 5'5" (2.87 x 1.67)



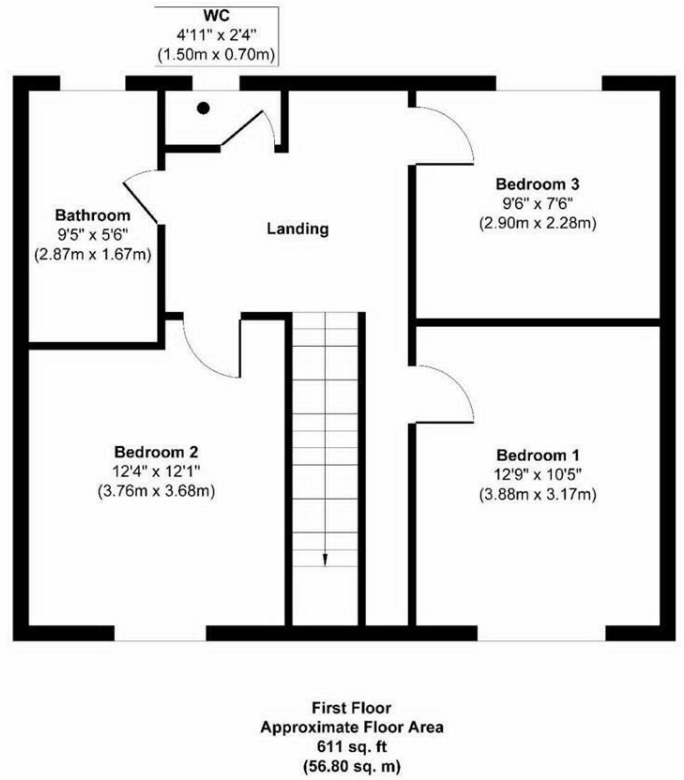
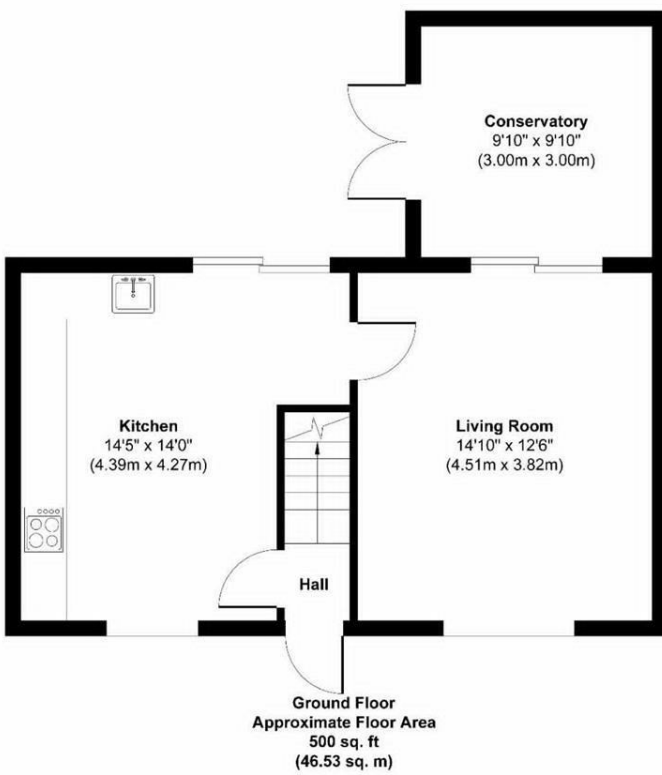
A spacious family bathroom comprising a panelled bath with shower attachment, inset wash hand basin set within a range of white fitted vanity units providing generous storage, finished with a contrasting dark worktop and illuminated mirror above. Fully tiled walls with decorative mosaic border detail, tiled flooring, and recessed spotlights throughout.

WC 4'11" x 2'3" (1.50 x 0.7)



A convenient separate WC comprising a low-level toilet, overhead storage cupboard, and obscure-glazed double-glazed window. Fully tiled walls with matching decorative mosaic border detail, and extractor fan.

Floor Plan



Approx. Gross Internal Floor Area 1111 sq. ft / 103.33 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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