



**Spalding Road, Hartlepool TS25 2JP**

**welcome to**

## **Spalding Road, Hartlepool**

Situated on a larger-than-average plot, this three-bedroom semi-detached home offers excellent potential, with the added advantage of side land-ideal for those looking to extend (subject to the necessary planning permissions and building regulations).

### **Entrance Hall**

Door to front, staircase to first floor.

### **Lounge**

Window to front, wall lights, radiator, coved cornicing, fireplace with gas fire.

### **Dining Room**

Window to rear, french doors to rear, radiator, coved cornicing, archway leading to kitchen.

### **Kitchen**

Wall and base units with complimentary working surfaces and complimentary splashback tiling, stainless steel sink and drainer unit with mixer tap, recess for cooker and white goods, door to rear, window to rear.

### **Landing**

Loft hatch access.

### **Bedroom 1**

Window to front, radiator.

### **Bedroom 2**

Window to rear, radiator.

### **Bedroom 3**

Window to front, radiator.

### **Bathroom**

Bath with shower over, window to rear, low level low flush WC, pedestal wash hand basin, window to rear.

### **Front Garden**

Lawn to front and side access.

### **Rear Garden**

Driveway, low maintenance rear garden.

### **Side Garden**

land-ideal for those looking to extend (subject to the necessary planning permissions and building regulations).

### **Garage**

Up and over door, plumbing for washing machine.





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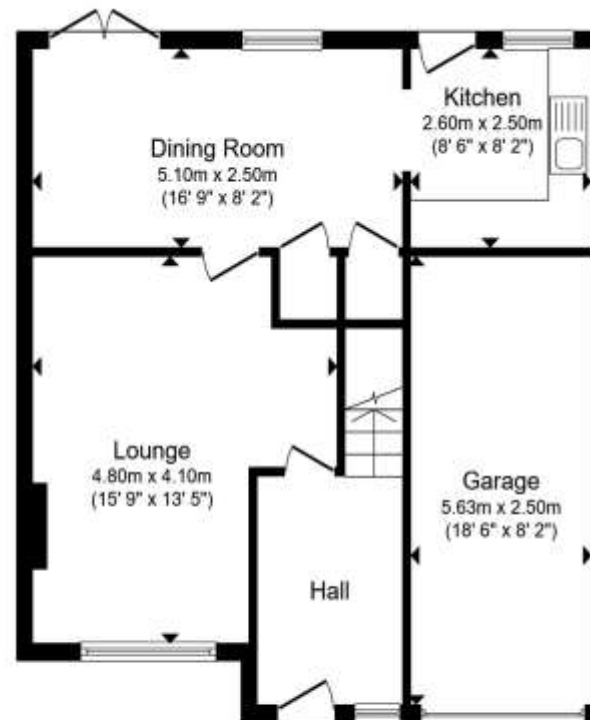
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## Spalding Road, Hartlepool

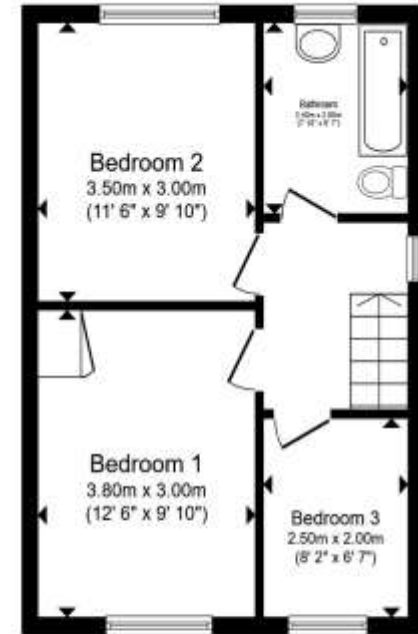
- NO CHAIN
- TWO RECEPTION ROOMS
- LARGE CORNER PLOT
- FRONT, SIDE & REAR GARDENS
- DRIVEWAY & GARAGE

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

**£170,000**



Ground Floor



First Floor

Total floor area 99.0 m<sup>2</sup> (1,066 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)