



**Egerton Road, Hartlepool TS26 0BL**

**welcome to**

## **Egerton Road, Hartlepool**

A unique and rare opportunity to acquire this three-bedroom detached bungalow, proudly positioned on a larger-than-average plot in a highly desirable location.

### **Entrance Hall**

French doors to rear, coved cornicing, radiator.

### **Lounge**

14' 9" x 12' 5" ( 4.50m x 3.78m )

Boxed bow bay window to front, coved cornicing.

### **Reception Room 2**

11' 7" x 15' 6" ( 3.53m x 4.72m )

Window to front, two windows to side, radiator, french door to rear.

### **Dining Room**

10' 10" x 9' 2" ( 3.30m x 2.79m )

French doors to rear, radiator

### **Kitchen**

12' 3" x 9' 7" ( 3.73m x 2.92m )

Window to rear, wall and base units with contrasting working surfaces with contrasting splashback tiling, stainless steel sink and drainer units, radiator, recess for white goods.

### **Utility Room**

11' 4" x 7' 8" ( 3.45m x 2.34m )

Built in storage, boiler, plumbing for washing machine, window to front and side, door to side, radiator.

### **Bedroom 1**

10' 5" x 12' ( 3.17m x 3.66m )

Bay window to front, windows to side, radiator.

### **Bedroom 2**

10' x 10' 8" ( 3.05m x 3.25m )

Window to front, radiator.

### **Bathroom**

Bath with electric shower over, window to side, pedestal wash hand basin, radiator.

### **Rear Garden**

Side access.

### **Garage**

32' 5" x 12' 8" ( 9.88m x 3.86m )

Roller shutters, power and lighting, door to side, window to side, loft space.





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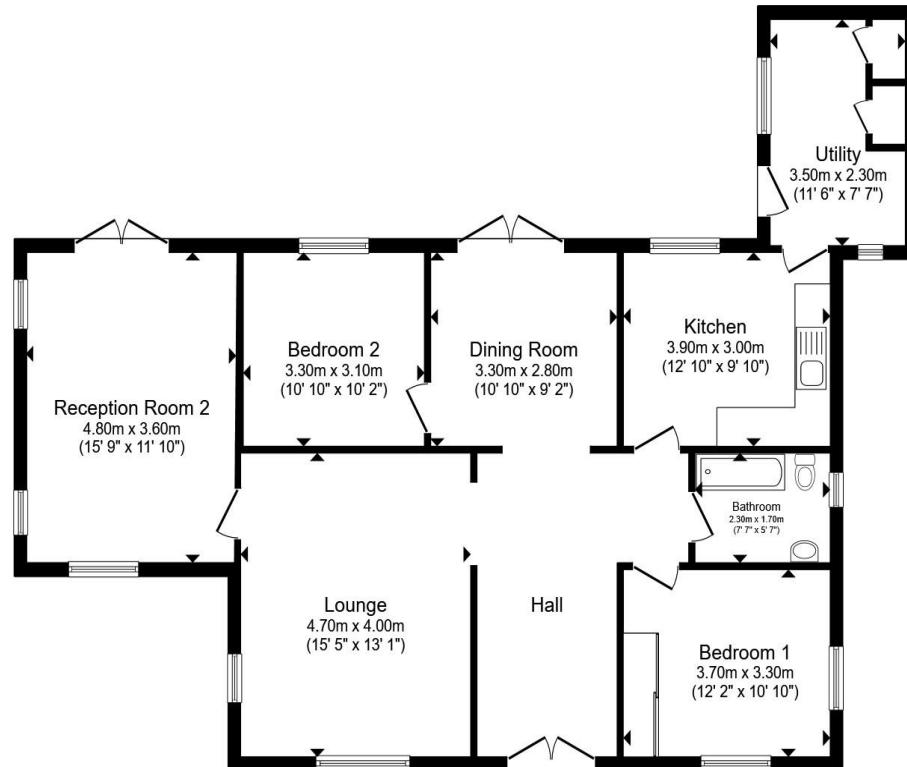
- NO CHAIN
- EXTENDED
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT&REAR GARDENS&GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£350,000**



Total floor area 103.7 m<sup>2</sup> (1,116 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:  
HAR120208 - 0004

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