Linnet Road, Hartlepool, TS26 0SF
3 Bed - House - Semi-Detached
£170,000

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

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Linnet Road, TS26 0SF

This modern three bedroom semi-detached home offers well presented accommodation suited to a first time buyer or young family. With a contemporary kitchen/diner, family bathroom, master en-suite and a garage, it combines practical space with a comfortable layout.

An entrance vestibule leads into the spacious lounge, which flows through to the open plan kitchen/diner. The kitchen is fitted with white gloss units and built-in appliances, while the dining area features French doors to the rear garden. To the first floor are three good size bedrooms. The master bedroom benefits from built-in wardrobes and an en-suite shower room, and the remaining bedrooms are served by a family bathroom with a three piece white suite and chrome fittings. The property also benefits from gas central heating and uPVC double glazing.

Externally, there is a low maintenance front garden, a driveway and a single garage. The enclosed rear garden offers lawn, patio and decked areas. Local schools and amenities are situated within close proximity.

GROUND FLOOR

ENTRANCE PORCH
3 x 4'1 (0.91m x 1.24m)
Accessed via uPVC double glazed entrance door, laminate flooring, single radiator, internal door through to the lounge.

LOUNGE
10'7 x 14'6 (3.23m x 4.42m)
A comfortable family lounge which incorporates uPVC double glazed bay window to the front aspect, feature fire surround, modern laminate flooring, turned staircase to the first floor with fitted carpet, coving and inset spotlighting, radiator to the bay window, glazed door giving access to the kitchen/diner.

KITCHEN/DINER

DINING AREA
6'3 x 8'1 (1.91m x 2.46m)
uPVC double glazed French doors to the rear garden, modern laminate flooring, coving and inset spotlighting to the ceiling.

KITCHEN AREA
12'10 x 12'2 (3.91m x 3.71m)
Fitted with a modern range of white gloss units to base and wall level with contrasting work surfaces and matching splashback incorporating an inset single drainer stainless steel sink unit with modern spray mixer tap, built-in double oven with separate four ring gas hob and extractor over, recess for washing machine, integrated fridge/freezer, recess for additional appliance, concealed gas central heating boiler, two uPVC double glazed windows, matching laminate flooring, coving and inset spotlighting to the ceiling.

FIRST FLOOR

LANDING
Access to bedrooms and bathroom, fitted carpet, built-in storage cupboard.

BEDROOM ONE
9'2 x 11'2 (2.79m x 3.40m)
uPVC double glazed window overlooking the rear garden, built-in wardrobes, fitted carpet, single radiator.

EN-SUITE SHOWER ROOM/WC
4'11 x 5'2 (1.50m x 1.57m)
Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, pedestal wash hand basin with central mixer tap, close coupled WC, panelling and tiling to splashback, uPVC double glazed window to the rear aspect, single radiator.

BEDROOM TWO
9'1 x 9'5 (2.77m x 2.87m)
uPVC double glazed window to the front aspect, fitted carpet, single radiator, hatch to loft space.

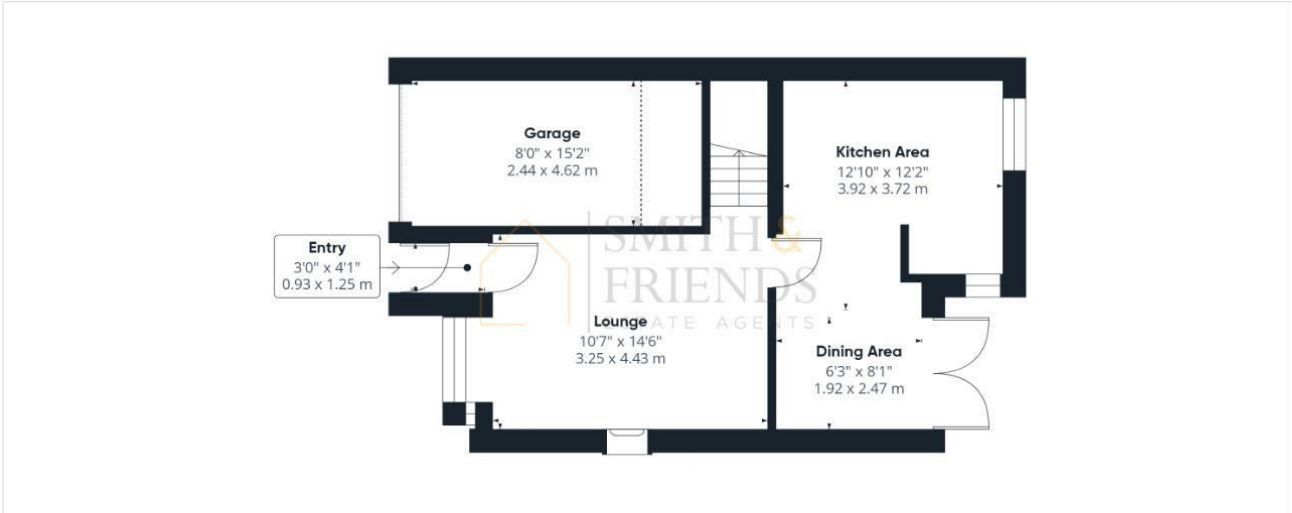
BEDROOM THREE
9'8 x 8'1 (2.95m x 2.46m)
uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BATHROOM/WC
4'6 x 8'1 (1.37m x 2.46m)
Fitted with a three piece white suite and chrome fittings comprising: curved panelled bath with mixer tap and shower over, wash hand basin with central mixer tap and vanity drawer below, close coupled WC, tiling to splashback, extractor fan, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY
The property features a low maintenance, part lawned front garden, with a driveway providing useful off street parking. A gate to the side leads through to the enclosed rear garden, with lawn, decked and patio areas.

GARAGE
8' x 15'2 (2.44m x 4.62m)
Accessed via an up and over door to the front, lighting and sockets.

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.



Ground Floor

Floor 1

Approximate total area(1)
928 ft²
86.2 m²

Reduced headroom
26 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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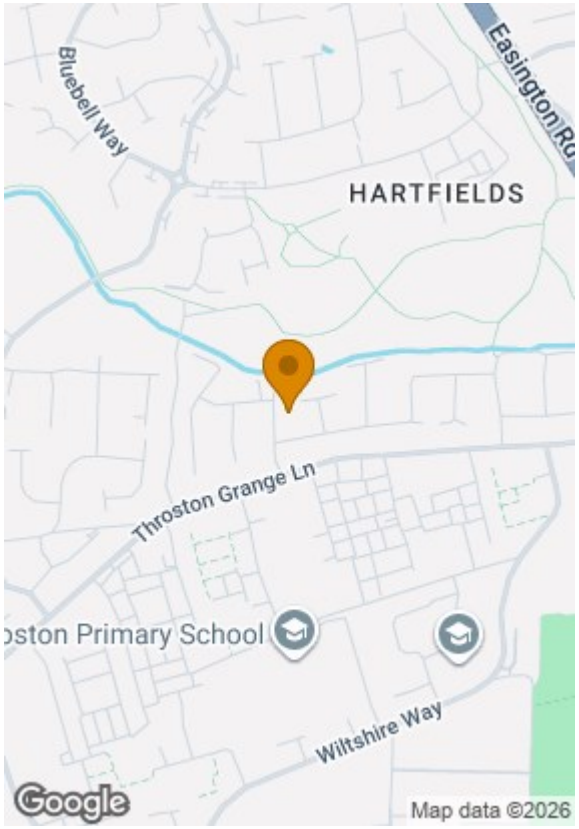

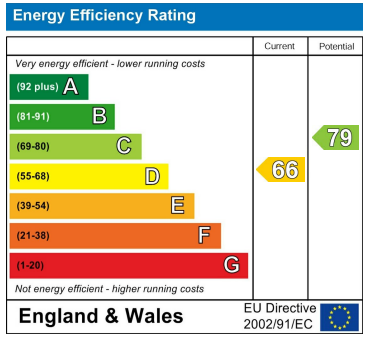

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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