A modern semi-detached property offering well presented accommodation spread over three floors, with THREE DOUBLE BEDROOMS, modern kitchen, bathroom and en-suite shower room. The home occupies a pleasant position, with double drive and low maintenance rear garden. An ideal purchase for a first time buyer or young family, with further benefits including gas central heating and uPVC double glazing. The internal layout and features comprise: entrance porch, through to the lounge with an inner hall incorporating stairs to the first floor and access to a useful guest cloakroom/WC, the full width kitchen/diner is fitted with a range of units to base and wall level with a built-in oven, hob and extractor. To the first floor are two good size bedrooms and the central family bathroom/WC which is fitted with a three piece white suite and chrome fittings. To the second floor is the master bedroom, with en-suite shower room. Externally is a low maintenance front with double width driveway, whilst a gate to the side of the property leads through to the enclosed rear garden with lawn, patio and decked areas. VIEWING RECOMMENDED.

Celandine Gardens, Hartlepool, TS26 0ZJ
3 Bedroom - House - Semi-Detached
£150,000
EPC Rating:
Tenure: Freehold
Council Tax Band: C

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GROUND FLOOR

ENTRANCE PORCH
Accessed via double glazed entrance door, internal door through to the lounge.

FRONT LOUNGE 14'9 x 11'10 (4.50m x 3.61m)
A comfortable lounge with uPVC double glazed window to the front aspect, fitted carpet, radiator, access to:

INNER HALL
Staircase to the first floor, fitted carpet, access to kitchen/diner and ground floor cloakroom/WC.

GUEST CLOAKROOM/WC
Fitted with a two piece white suite comprising: wall mounted wash hand basin with dual taps, low level WC, tiling to splashback, 'laminate' effect vinyl flooring, extractor fan, single radiator.

KITCHEN/DINER 11'10 x 8'9 (3.61m x 2.67m)
Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, recess for washing machine, recess for free standing fridge/freezer, modern laminate flooring, uPVC double glazed window looking out to the rear garden, uPVC double glazed French doors to the rear garden, gas central heating boiler, double radiator.

FIRST FLOOR

LANDING
Staircase to the second floor, fitted carpet, radiator with cover.

BEDROOM TWO 11'10 x 10'9 (3.61m x 3.28m)
A good size bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM THREE 11'10 x 8'0 (3.61m x 2.44m)
uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

FAMILY BATHROOM/WC 7'11 x 5'6 (2.41m x 1.68m)
Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, 'tile' effect vinyl flooring, uPVC double glazed frosted window to the side aspect, extractor fan, single radiator.

SECOND FLOOR

LANDING
Fitted carpet, built-in storage cupboard.

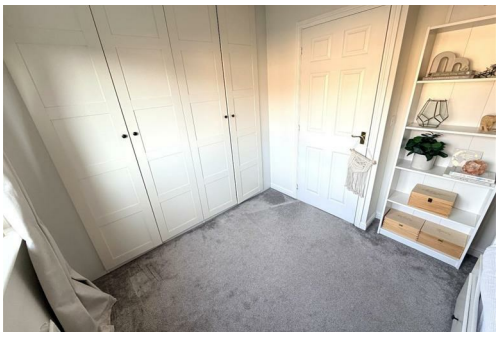
BEDROOM ONE 13'4 extending to 16'11 into bay x 8'6 (4.06m extending to 5.16m into bay x 2.59m)
A good size master bedroom with uPVC double glazed 'dormer' style window to the front aspect, fitted carpet, radiator, access to:

EN-SUITE SHOWER ROOM/WC 11'0 x 5'3 (3.35m x 1.60m)
Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, being full height to shower level, double glazed 'Velux' style window to the rear aspect, 'tile' effect vinyl flooring, extractor fan, double radiator.

Celandine Gardens, Hartlepool, TS26 0ZJ

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



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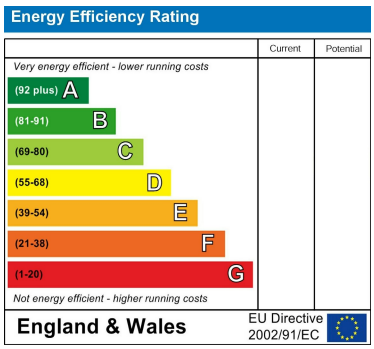

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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