



This beautifully designed three bedroom dormer bungalow offers the perfect combination of contemporary style, flexible living and breath-taking sea views - ideal for those seeking comfort and elegance in a coastal setting.

Step inside to discover a spacious ground floor featuring an open plan kitchen and dining area, complete with high quality fixtures and fittings. The adjoining utility room provides practical space for laundry and storage, keeping everyday essentials neatly out of sight. Both the kitchen and living room are enhanced by patio doors that flood the interiors with natural light and offer stunning views of the sea, creating a bright and uplifting atmosphere throughout.

The ground floor also includes a generously sized double bedroom, a comfortable single bedroom, and a stylish main bathroom - perfect for guests or family members.

Upstairs, the master suite offers a private sanctuary, complete with a luxurious en-suite bathroom and a dedicated dressing area. Large windows frame spectacular views, making this space a true retreat at the end of the day.

Old Cemetery Road, Hartlepool, TS24 0NA

3 Bed - Bungalow - Dormer Detached

£339,500

EPC Rating: New Build - Not Yet Available

Council Tax Band: New Build - Not Yet Available

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Old Cemetery Road, Hartlepool, TS24 0NA



GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

15'5 x 10'5 (4.70m x 3.18m)

KITCHEN/DINING AREA

14'11 x 10'4 (4.55m x 3.15m)

UTILITY

8'1 x 5'3 (2.46m x 1.60m)

BEDROOM

13'3 x 10'5 (4.04m x 3.18m)

BEDROOM

11'2 x 8'4 (3.40m x 2.54m)

FAMILY BATHROOM/WC

8'5 x 11'5 (2.57m x 3.48m)

FIRST FLOOR

BEDROOM

16'2 x 13'6 (4.93m x 4.11m)

EN-SUITE

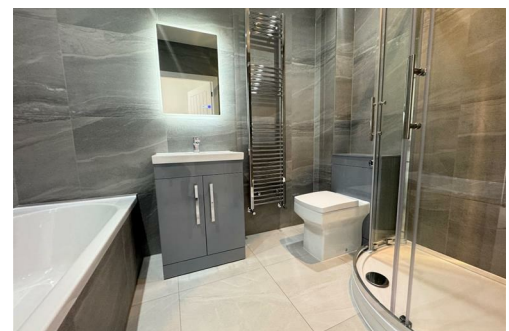
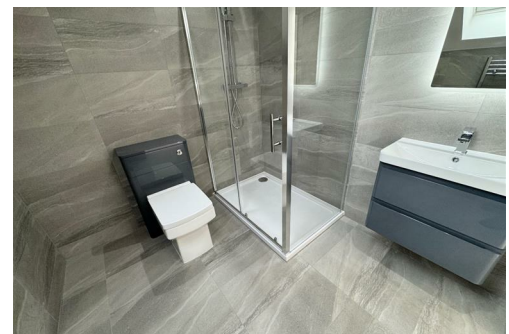
7'3 x 8'1 (2.21m x 2.46m)

DRESSING AREA

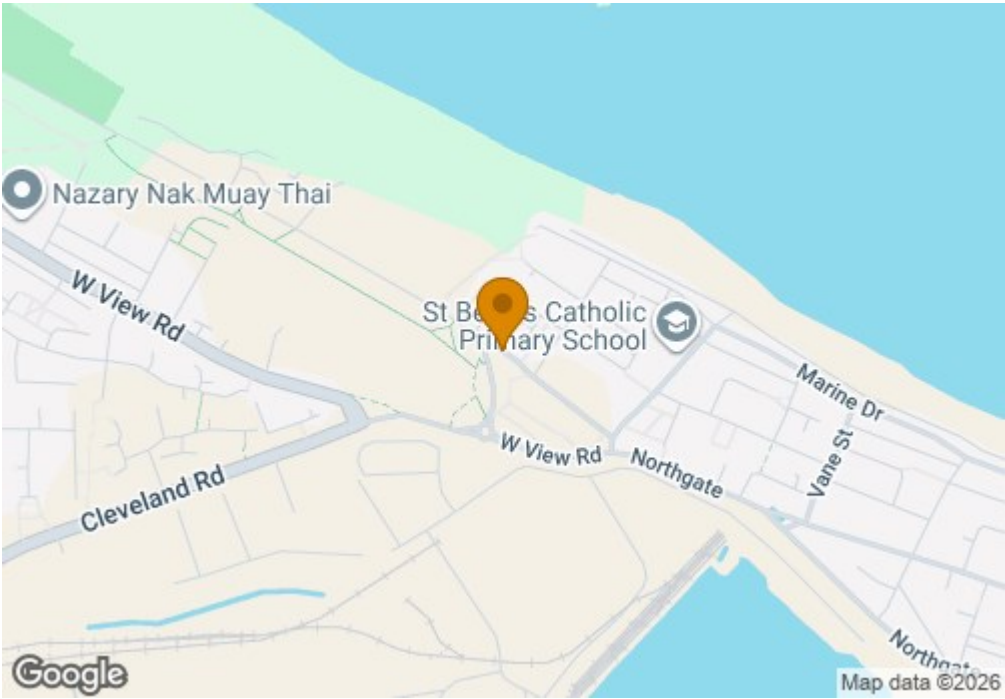
9'3 x 5'8 (2.82m x 1.73m)

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.

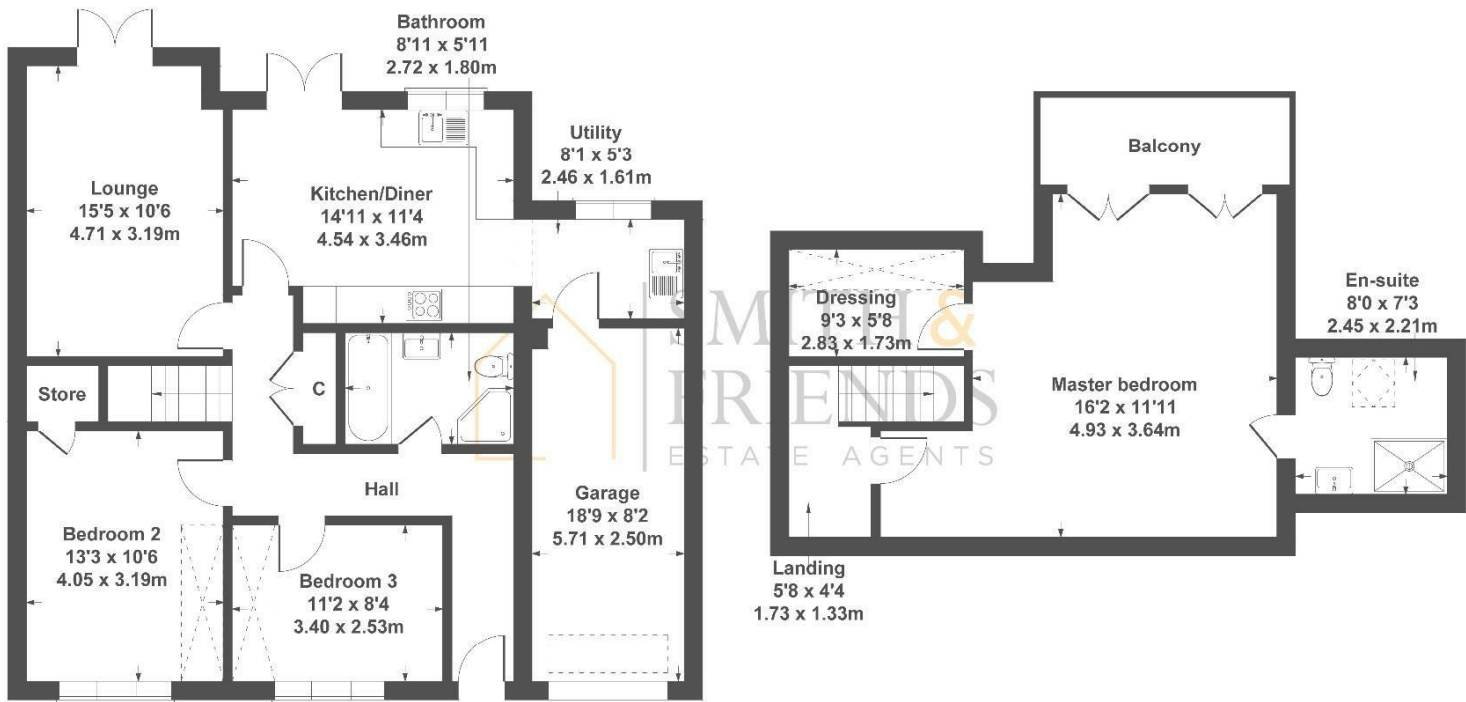


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PLOT 22 Charnwood

Approximate Gross Internal Area
1518 sq ft - 141 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

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

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