



Comrie Road, Hartlepool TS25 3AJ

welcome to

Comrie Road, Hartlepool

The property is well positioned close to good local schools and everyday amenities, making it a highly convenient and appealing choice. This is a superb opportunity for a first time buyer or growing family to acquire a spacious home in a pleasant setting.

Entrance Hall

Entered via UPVC double glazed door into entrance hall, radiator, stairs to first floor, laminate flooring, door leading to kitchen, door leading to lounge/diner.

Lounge/Diner

12' 2" (max) x 20' 1" (max) (3.71m (max) x 6.12m (max))
Dual aspect, bright and airy, UPVC double glazed window to front, UPVC double glazed french doors to rear with window panels on both sides, radiator, TV point, feature electric fire with wood surround and marble hearth, door leading into kitchen.

Kitchen

12' 7" x 8' 6" (3.84m x 2.59m)
UPVC double glazed window to rear, laminate flooring, under stairs storage cupboard, wall mounted white radiator, beautiful range of wood shaker style wall and base units with complimentary working surfaces and cream subway tiled splashback, stainless steel 1 1/2 sink/drainer with swan neck mixer tap, inset electric oven, five ring gas hob with chimney style extractor over, space for free standing fridge/freezer, plumbing and recess for integrated dishwasher, door leading to utility room.

Utility room

5' x 10' 5" (1.52m x 3.17m)
UPVC double glazed window to side, UPVC double glazed door to side, laminate flooring, range of wood effect wall and base units with complimentary working surfaces, subway tiled splashback, stainless steel sink/drainer with mixer tap, plumbing and recess for washing machine, space for tumble dryer, wall mounted baxi combi boiler.

Landing

Great size, UPVC double glazed window to rear, loft hatch access, doors leading to all principle rooms.

Bedroom 2

11' 8" x 11' 5" (3.56m x 3.48m)
Bright and airy, UPVC double glazed window to front and side, part restricted floor space due to bulkhead, radiator.

Bedroom 1

11' 2" x 10' 10" (exc recess) (3.40m x 3.30m (exc recess))
UPVC double glazed window to front, radiator.

Bedroom 3

10' x 9' 4" (3.05m x 2.84m)
UPVC double glazed window to rear, radiator.

Family Bathroom

Modern, UPVC double glazed window to rear, vinyl flooring, tiled walls, paneled bath with central mixer tap and shower over with hand held shower attachment, low level low flush WC, wash hand basin with mixer tap, chrome heated towel rail, extractor fan.

Front Garden

Wall enclosed with wooden gate leading to walkway to front door, garden wraps around side, lawned areas, wooden gate leading to the rear garden.

Rear Garden

Wall and fence enclosed, outdoor tap, predominantly laid to lawn with planted borders, patio area.





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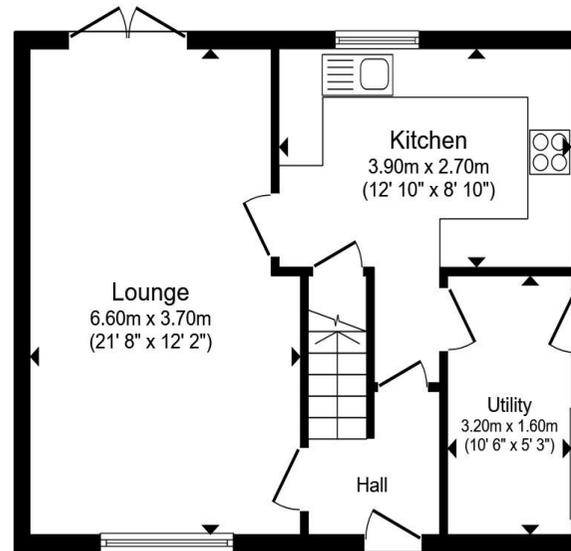
Comrie Road, Hartlepool

- CORNER PLOT
- CLOSE TO LOCAL AMENITIES
- UTILITY ROOM
- THREE DOUBLE BEDROOMS
- FRONT&REAR GARDENS

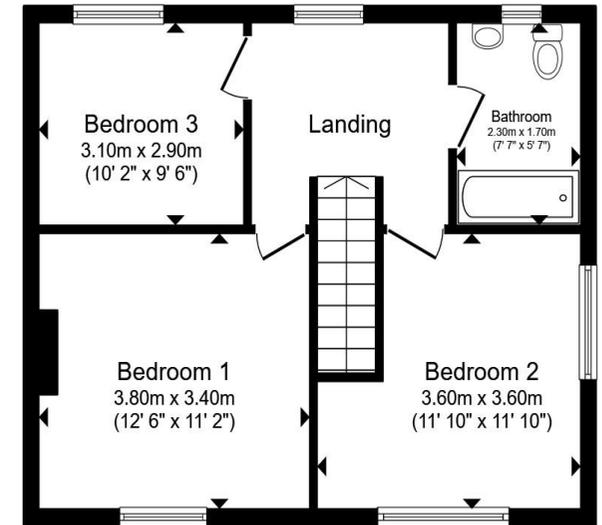
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£140,000



Ground Floor



First Floor

Total floor area 88.8 m² (956 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



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Property Ref:
HAR120395 - 0002

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