Elmwood Road, TS26 0JR
3 Bed - House - Semi-Detached
£165,000

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

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ESTATE AGENTS

Elmwood Road
Hartlepool TS26 0JR

Occupying a pleasant position on Elmwood Road, this impressive THREE BEDROOM semi-detached home features a desirable SOUTH FACING REAR GARDEN and offers an ideal opportunity for a first time buyer or young family. The well proportioned accommodation includes a welcoming entrance hall, two connecting reception rooms and an extended kitchen. The rear reception room enjoys French doors opening directly onto the garden, while the kitchen is fitted with a modern range of white gloss units and includes a built-in oven, hob and extractor. The first floor provides three bedrooms and a modern family bathroom, fitted with a four-piece suite and chrome fittings. Further benefits include gas central heating, uPVC double glazing and a composite entrance door. Externally, the property features low maintenance gardens to both the front and rear. The enclosed south facing rear garden offers lawn and patio areas, providing an excellent space for entertaining. Elmwood Road is conveniently located close to a range of popular schools, local amenities and transport links. An internal viewing is highly recommended to fully appreciate everything this appealing home has to offer.

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GROUND FLOOR

ENTRANCE HALL
5'9 x 14'4 (1.75m x 4.37m)
Accessed via double glazed composite entrance door with uPVC double glazed side screen, attractive 'laminate' style tiled flooring, spindled staircase to the first floor, single radiator.

FRONT LOUNGE
10'8 x 10'8 (3.25m x 3.25m)
Feature fire surround with inset electric fire, uPVC double glazed bay window to the front aspect, fitted carpet, radiator to bay window, archway into the dining room.

REAR RECEPTION ROOM/DINING ROOM
9'11 x 12' (3.02m x 3.66m)
uPVC double glazed French doors with fanlight above giving access to the rear garden, fitted carpet, single radiator.

EXTENDED KITCHEN
6'3 x 17'1 (1.91m x 5.21m)
Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with modern spray mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel, tiling to splashback, recess for washing machine, space for 'American' style fridge/freezer, recess for microwave, attractive 'laminate' style tiled flooring, inset spotlighting to the ceiling, uPVC double glazed window to the rear aspect, uPVC double glazed side door, useful under stairs storage cupboard, chrome heated towel radiator.

FIRST FLOOR

LANDING
uPVC double glazed window to the side aspect, fitted carpet, access to bedrooms and bathroom, hatch to loft space.

BEDROOM ONE
10'5 x 13'8 (3.18m x 4.17m)
A good size master bedroom with uPVC double glazed bay window to the front aspect, fitted carpet, radiator to bay window.

BEDROOM TWO
11'1 x 12'1 (3.38m x 3.68m)
Built-in storage to alcove, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM THREE
7'5 x 6'7 (2.26m x 2.01m)
uPVC double glazed window to the front aspect, fitted carpet, single radiator.

FAMILY BATHROOM/WC
6'8 x 8'2 (2.03m x 2.49m)
Fitted with a modern four piece suite and chrome fittings comprising: panelled bath with dual taps, corner shower cubicle with chrome frame, twin glass panelled sliding doors and electric shower, pedestal wash hand basin with dual taps, close coupled WC, tiling to splashback, two uPVC double glazed windows to the side aspect, inset spotlighting, chrome heated towel radiator.

EXTERNALLY
The property features a low maintenance front garden which is part lawned with slate border and block paved walkway. A gate to the side leads through to the south facing rear garden which incorporates patio and lawned areas with fenced boundaries, summerhouse and storage shed 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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Ground Floor

Floor 1

Approximate total area(1)

885 ft²

82.2 m²

(1) Excluding balconies and terraces

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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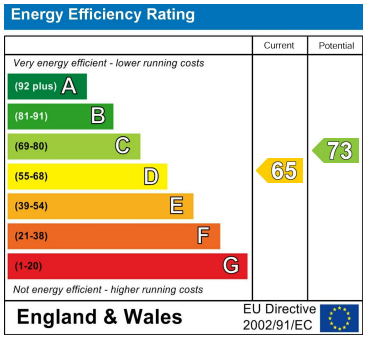

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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