



**Springston Road, HARTLEPOOL, TS26 0EY**

**welcome to**

## **Springston Road, HARTLEPOOL**

This well-proportioned three-bedroom detached family home offers excellent potential and is ideally suited to a growing family. The property benefits from recently fitted UPVC double glazed windows, two reception rooms and a garage.

### **Entrance Vestibule**

Entered via a composite double glazed door into the entrance vestibule, window, door leading into the lounge.

### **Lounge**

UPVC double glazed bow window to the front, dado rail, coved cornicing, gas coal effect fire with a decorative marble surround, stairs to first floor, radiator.

### **Dining Area**

Open to the kitchen, radiator.

### **Reception Room 2**

Currently used as a study, UPVC double glazed window to the side, radiator, coved cornicing.

### **Kitchen**

Range of wood effect wall and base units with contrasting working surfaces, UPVC double glazed window to the rear, stainless steel 1 1/2 bowl sink/ drainer with swan neck mixer tap, space for free standing fridge/ freezer, radiator, laminate flooring, space for undercounter fridge, plumbing and recess for washing machine, inset electric oven, four ring gas hob, tiled splashback, door leading to the utility area, coved cornicing.

### **Utility Area**

Matching wall and base units to the kitchen with contrasting working surfaces, inset black sink/ drainer, tiled splashback, UPVC double glazed door leading to the rear garden, UPVC double glazed door to the rear, loft hatch access, access to downstairs wc.

### **Downstairs Wc**

Low level low flush wc, tiled walls, wall mounted

wash hand basin, chrome heated towel rail.

### **Landing**

Stairs from the lounge, loft hatch access, doors leading to all rooms, built in storage cupboard.

### **Bedroom 1**

UPVC double glazed window to the front, radiator, eight door built in wardrobes, coved cornicing.

### **Bedroom 2**

UPVC double glazed window to the rear, radiator, coved cornicing.

### **Bedroom 3**

UPVC double glazed window to the front, radiator, 3 door built in wardrobes.

### **Rear Garden**

Level, fence enclosed, lawned area, patio seating area, raised patio area, shed to the side, access to the front of the property which is block paved.

### **Family Bathroom**

Four piece bathroom suite, shower cubicle with electric shower, panel bath with mixer tap and hand held shower attachment, tiled walls coved cornicing, 2 UPVC double glazed windows to the rear, enclosed cistern wc, wash hand basin on a vanity unit, tiled floor, chrome heated towel rail.



### Front Of Property

Wall enclosed with a small lawned area, block pave driveway with a dropped kerb leading to the garage which has an up and over door.

### Agents Note:

Agents Note: The property has recently undergone removal of spray foam insulation. Please contact the branch for further details.



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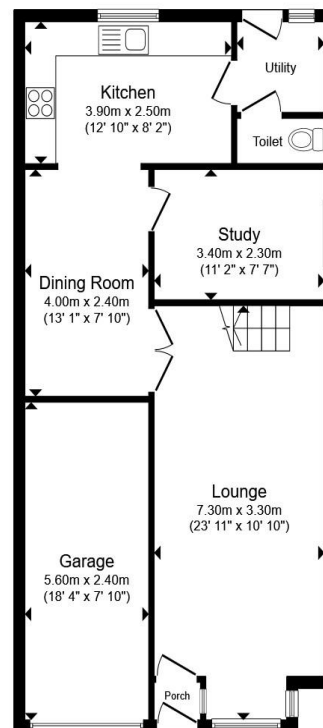
## Springston Road, HARTLEPOOL

- 3 BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- GARAGE & DRIVEWAY
- TWO-TIER REAR GARDEN

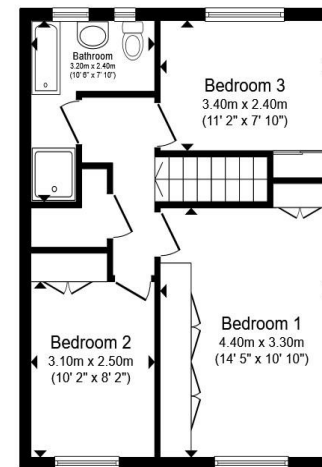
Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £180,000



Ground Floor



First Floor

Total floor area 115.3 m<sup>2</sup> (1,241 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](http://www.propertybox.io)



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Property Ref:  
HAR118772 - 0004

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