Queensland Road, Hartlepool, TS25 1LU
2 Bed - Bungalow - Semi Detached
£135,000

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

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Queensland Road, Hartlepool, TS25 1LU

*** NO CHAIN INVOLVED *** A spacious two bedroom semi-detached bungalow offering extended accommodation. The bungalow is set back from the road with an established front garden, long driveway, garage and west facing rear garden. An ideal purchase for those wanting to downsize without compromising on space. The bungalow features an extended kitchen/diner, garden room and useful loft room. The full layout comprises: entrance vestibule into the inner hall with access to a generous rear lounge which links to the garden room and extended kitchen/diner. A closed off set of stairs from the lounge lead to a useful attic storage room. Two bedrooms sit to the front of the bungalow, both with fitted wardrobes, they are served by the bathroom which incorporates a three-piece white suite. Externally is a pleasant front garden with lawn and planted border. A long concrete imprint driveway provides ample off street parking and leads to the garage. The private west facing rear garden gives access to an external utility. Queensland Road is accessed via Stockton Road.

ENTRANCE VESTIBULE
Accessed via uPVC double glazed side entrance door, dado rail, coving to ceiling, glazed internal door through to the inner hall.

ENTRANCE HALL
Access to the lounge, both bedrooms and bathroom.

LOUNGE
10'11 x 17' (3.33m x 5.18m)
A good size lounge which incorporates a feature fire surround with 'marble' style back and base, dado rail, coving to ceiling, uPVC double glazed door with matching side screens to the garden room, convector radiator, closed off staircase giving access to the attic room.

GARDEN ROOM EXTENSION
9'11 x 6'3 (3.02m x 1.91m)
Double glazed patio doors to the rear garden, coving to ceiling, single radiator.

KITCHEN/DINER

KITCHEN AREA
8'1 x 9'7 (2.46m x 2.92m)
Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with microwave recess above, separate four ring electric hob with canopy housing extractor hood over, integrated fridge/freezer, three drawer base unit, panelling to splashback, uPVC double glazed window to the side aspect, panelling to ceiling, vinyl flooring.

DINING AREA
7'11 x 6'2 (2.41m x 1.88m)
Aluminium framed double glazed door with matching side screen to the rear garden, panelling to ceiling, single radiator.

BEDROOM ONE
10'9 x 12'10 (3.28m x 3.91m)
A good size master bedroom with uPVC double glazed bow window to the front aspect, fitted wardrobes with matching drawers and bedside cabinets, coving to ceiling, single radiator.

BEDROOM TWO
8'10 x 9'6 (2.69m x 2.90m)
uPVC double glazed window to the front aspect, fitted wardrobes with single bed recess, overhead storage, matching drawers and bedside cabinet, coving to ceiling, single radiator.

BATHROOM/WC
4'11 x 7'5 (1.50m x 2.26m)
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower over, pedestal wash hand basin with central mixer tap, close coupled WC, panelling to walls, panelling and inset spotlighting to the ceiling, uPVC double glazed window to the side aspect, chrome heated towel radiator.

BOARDED LOFT AREA
19'11 x 11'2 (6.07m x 3.40m)
Offering storage use and further potential, with two uPVC double glazed windows to the side aspect, Baxi gas central heating boiler, built-in storage, lighting and sockets.

OUTSIDE
The bungalow occupies a pleasant set back position with a lawned front garden, established border and concrete imprint driveway which provides ample off street parking and continues alongside the property to the garage. The enclosed rear garden enjoys a high degree of privacy and westerly aspect, with a concrete imprint patio and part planted border.

SINGLE GARAGE
9'1 x 18'11 (2.77m x 5.77m)
Up and over access door to the front, personal door from the rear garden, window to the side aspect.

ATTACHED UTILITY
10'9 x 8' (3.28m x 2.44m)
Personal door from the rear garden, window to the side aspect, built-in storage and worktop.

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 Building 1

Floor 1 Building 1

Approximate total area(1)
1194 ft²
110.8 m²

Reduced headroom
51 ft²
4.8 m²

Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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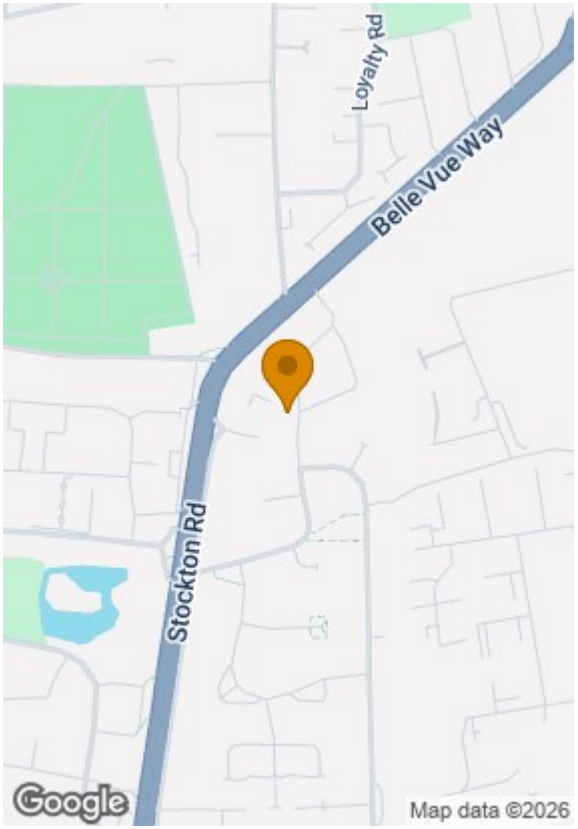

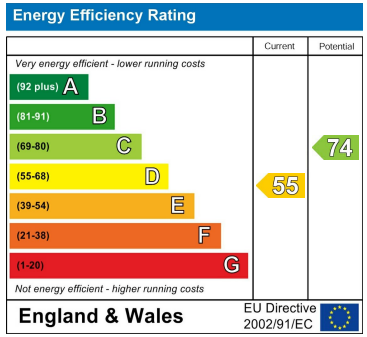

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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