



**Leamington Parade, Hartlepool, TS25 5AF**

**welcome to**

## **Leamington Parade, Hartlepool**

This beautifully presented terraced family home is ready to move straight into and is perfectly positioned close to local amenities, schools, and excellent bus routes.

### **Entrance Hallway**

Entered via a double glazed composite door into entrance hallway, radiator, stairs to first floor, vinyl flooring, door leading into lounge.

### **Lounge**

10' 4" Max x 16' 3" Into alcoves ( 3.15m Max x 4.95m Into alcoves )

UPVC double glazed bow window to front, radiator, coved cornicing, TV point, understairs storage cupboard, log burner with a brick surround, wooden mantle and slate hearth, double doors that lead into the kitchen/ diner.

### **Kitchen/ Diner**

7' 8" x 21' 2" ( 2.34m x 6.45m )

Space for dining table, wall mounted Worcester combi boiler, radiator, laminate flooring, UPVC double glazed French doors to the rear garden, range of wall and base units with complimenting wood working surfaces, splashback, space for free standing fridge/ freezer, plumbing and recess for washing machine, recess for tumble dryer, space for under counter fridge, stainless steel sink/ drainer with mixer tap, inset electric oven, four ring gas hob with stainless steel splashback.

### **Landing**

Stairs from the hallway, UPVC double glazed window to the side, coved cornicing, door leading to a fixed staircase into the loft, doors leading to all principle rooms.

### **Bedroom 1**

10' 7" x 7' 8" ( 3.23m x 2.34m )

UPVC double glazed window to the rear, radiator.

### **Bedroom 2**

7' 6" x 10' 8" Max ( 2.29m x 3.25m Max )

UPVC double glazed window to the front, radiator, under stairs storage under fixed staircase.

### **Bedroom 3**

10' x 7' 6" Max ( 3.05m x 2.29m Max )

UPVC double glazed window to the front, part restricted floor space due to the bulk head, radiator.

### **Family Bathroom**

UPVC double glazed window to the rear, wall mounted wash hand basin with storage under, LVT flooring, tiled walls, cladded ceiling, chrome heated towel rail, low level low flush WC, P shaped bath with mixer tap, rainfall shower head and hand held attachment over with glass shower screen, extractor fan.







### **Loft**

Fixed staircase from the first floor, Velux skylight window to the rear.

### **Externally**

#### **Rear Garden**

Well maintained, mature planted raised borders, artificial lawn area, slate bed edging, raised decking area, patio area with summer house, garden is along the side of property, wooden gate which leads to front of property.



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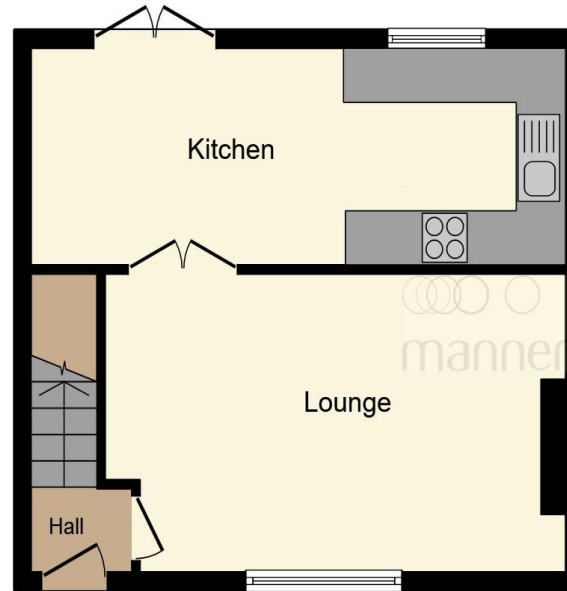
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## Leamington Parade, Hartlepool

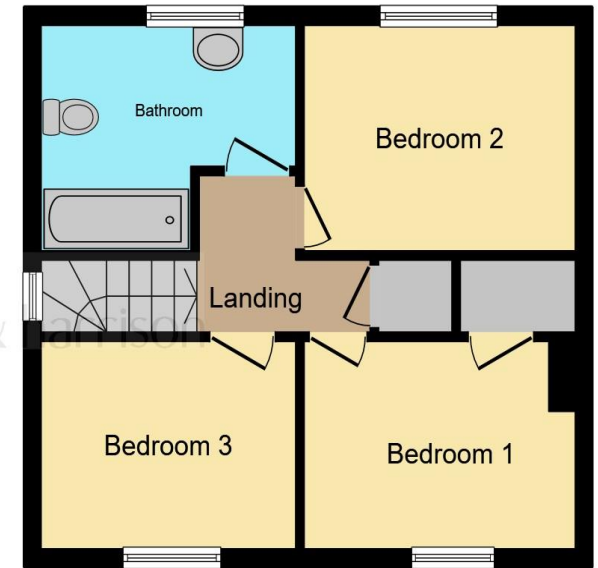
- READY TO MOVE INTO.
- LOW MAINTENANCE GARDEN.
- VERSATILE LOFT SPACE.
- ON STREET PARKING.
- SPACIOUS KITCHEN/ DINER.

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

**£95,000**



**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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