






**Darvel Road,HARTLEPOOL TS25 5DS**

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# Darvel Road, HARTLEPOOL

This larger-than-average semi-detached family home presents an excellent opportunity for first-time buyers and benefits from a rear extension, attractive frontage, and spacious accommodation throughout.

**Entrance**
Entered via a composite double glazed door into the kitchen.

**Kitchen**
Stairs to the first floor, UPVC double glazed window to the front, UPVC double glazed french doors to the rear, UPVC double glazed french doors to the side that lead to the conservatory, coved cornicing, spotlights to ceiling, laminate flooring, good range of wood shaker style wall and base units with complimenting working surfaces and splashback, stainless steel 1 1/2 bowl sink/ drainer with swan neck mixer tap, plumbing and recess for washing machine, space for a free standing range style cooker with splashback and extractor over, space for free standing fridge/ freezer, radiator, understairs storage cupboard, door that leads into the lounge.

**Lounge**
UPCV double glazed bow window to the front, coved cornicing TV point, coal effect gas fire with decorative surround and marble hearth, double doors that lead into the extension.

**Extension**
UPVC double glazed window to side, UPVC double glazed french doors to side, built in bar, 2 picture windows, door leading to a downstairs wc.

**Downstairs Wc**
UPVC double glazed window to the side, low level low flush wc with wash hand basin on top of cistern, chrome heated towel rail, spotlights to ceiling.

**Conservatory**
UPVC construction on a dwarf wall, UPVC double glazed french doors looking onto rear garden.

**Landing**
Stairs from kitchen, UPVC double glazed window to rear, staircase leading up to loft space, doors leading to all principal rooms.

**Bedroom 1**
2 UPVC double glazed windows to the front, concertina door leading to a built in walk in wardrobe.

**Bedroom 2**
UPVC double glazed windows to the front and side, part restricted floor space due to bulk head, radiator.

**Bedroom 3**
UPVC double glazed window to the rear, radiator.

**Family Bathroom**
UPVC double glazed window to rear, free standing bath with central mixer tap and hand held shower attachment, wall mounted wash hand basin with mixer tap, corner shower cubicle with electric Mira shower, chrome heated towel rail, vinyl flooring.

**Seperate Wc**
UPVC double glazed window to the rear, low level low flush wc.

**Externally**
**Rear Garden**
Low maintenance with block paved patio area, artificial, fence enclosed with a gate that leads to front, pergola.

**Front Of Property**
To the front is a block-paved area and attractive frontage, enclosed by fencing, on-street parking.









**Agents Notes**
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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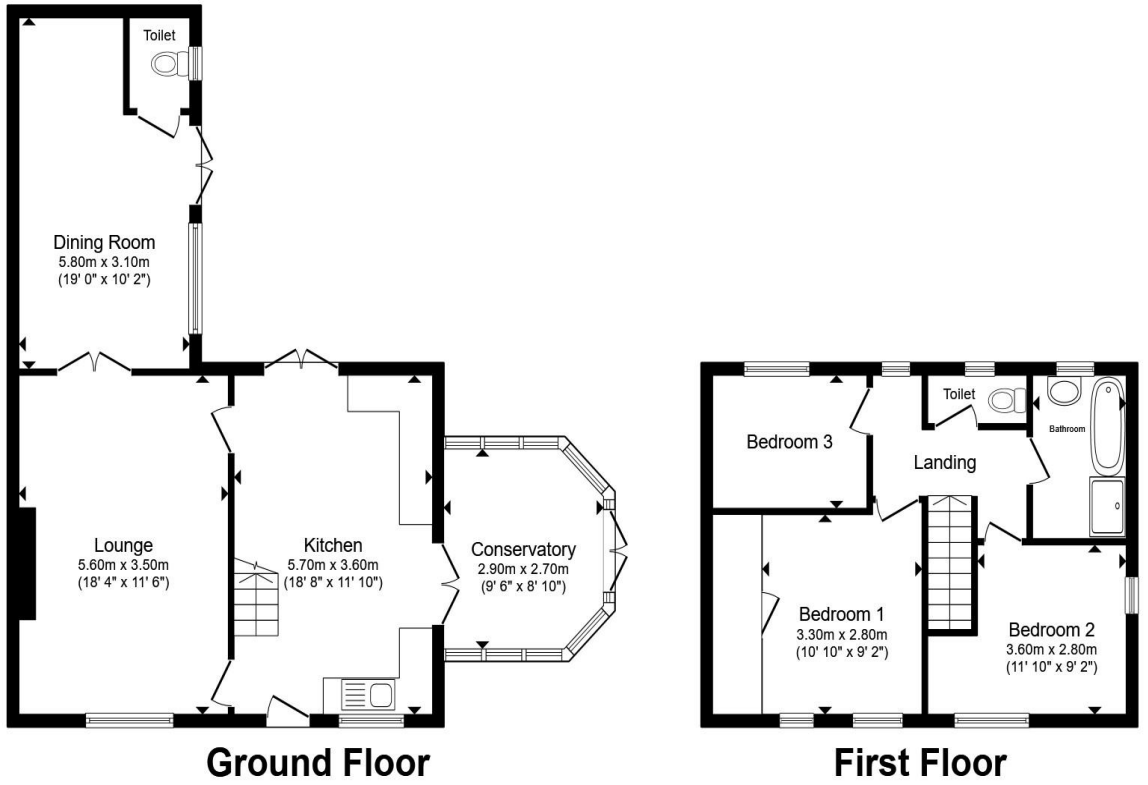
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# Darvel Road, HARTLEPOOL

- SPACIOUS SEMI-DETACHED HOME
- VERSATILE REAR EXTENSION
- 3 WELL-PROPORTIONED BEDROOMS
- WRAP-AROUND GARDEN
- ON STREET PARKING

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

## £120,000




Total floor area 111.9 m² (1,205 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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The Property Ombudsman

Property Ref:
HAR120811 - 0004

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