



**Park Road, HARTLEPOOL TS26 9NN**



**welcome to**

## **Park Road, HARTLEPOOL**

Truly Stunning Victorian Family Home in the Heart of Hartlepool.

Prepare to be impressed by this magnificent six-bedroom Victorian semi-detached home, with a large, private garden and off-road parking for up to 6 vehicles. This house combines period charm, character and spacious family living.

### **Entrance Vestibule**

Original inner feature doorway with frosted glass window panels, and original Mosaic tiled floor, coved cornicing.

### **Entrance Hall**

Providing a grand entrance to the home, the hall features an oak staircase leading to first floor, feature window offering lots of natural light, traditional radiator, coved cornicing, honey oak solid wood floor.

### **Guest Wc**

Victorian High level wc, wash hand basin, radiator, coved cornicing, honey oak solid wood floor.

### **Lounge**

Large bay window to front with fitted wooden venetian blinds, feature fire place with original co-ordinating mantel and recently installed multi fuel fire, 3 traditional radiators, solid acacia wooden flooring.

### **Dining Room**

Impressively large dual aspect window looking out over the garden, original mantel with marble effect surround and coal effect gas fire, coved cornicing, radiator and bamboo wood flooring.

### **Sitting Room**

Window to side, storage to alcove, coved cornicing, ceiling rose, radiator, gas fire and bamboo wood flooring.

### **Kitchen/ Diner**

Extensive range of shaker style cream wall and base units with feature surround above the large range cooker. Features include contrasting working surfaces and complimenting tiled splashback, built

in dishwasher, space for fitted microwave, ample storage with illuminated display cabinetry all framed by a pitched window and french doors to the rear garden. There is also a small utility room which provides more storage and houses the boiler and space for a washer and a dryer.

### **1st Landing**

Curved staircase to 2nd floor, large feature window to side.

### **Bedroom 1**

Substantive size with large Bay window to front including fitted wooden blinds, 3 traditional style radiators, fitted wardrobes, coved cornicing, laminate flooring.

### **Bedroom 2**

Large dual windows with fitted wooden blinds over looking the rear garden, 2 radiators, coved cornicing.

### **Separate Wc**

Low level low flush wc, Karndean flooring, window, coved cornicing.

### **Bathroom**

Panel bath with shower over, his and hers wash hand basin, cast iron fire place, coved cornicing, radiator.

### **Bedroom 3**

Accessed along a corridor, this room has a lovely aspect over the rear of the property via large bay windows, 2 traditional radiators, feature fire place, coved cornicing, side window.





### **Master Bathroom**

Double walk in shower, period style wash hand basin, window to front, high level flush wc, heritage bath, traditional radiators, towel rail, coved cornicing, bamboo wooden floor.

### **2nd Floor Landing**

#### **Bedroom 4**

Original style window providing an impressive view over the rear of the property and out towards the sea, original wooden beams, part vaulted ceiling, honey oak hardwood floor, feature fireplace, access to loft via hatch fitted with ladders.

#### **Bedroom 5/ Cinema Room**

Original beams and part vaulted ceiling, original cast iron fire place, honey oak hardwood flooring, window giving a view from the front of the property.

#### **Bedroom 6**

Velux skylight window completed with a blackout blind, laminate flooring.

### **Storage Room**

Currently used as storage, Velux skylight window.

### **Externally**

There is ample off street parking with space to fit 3 cars on the drive, 1 in the car port (accessed via electric roller shutter door), 2 further to the side of the house and 1 in the garage, enclosed mature garden with multiple patio areas, two brick built outhouses and a lovely summer house, surrounded by mature trees and shrubbery offering a high degree of privacy.

### **Garage**

Wooden garage is accessed through the roller shutter doors to the bottom of the drive, can also be accessed via a side door from the rear of the property.

### **Drive**

Large block paved drive leading to the composite entrance doors which feature a large ornate brick canopy.

### **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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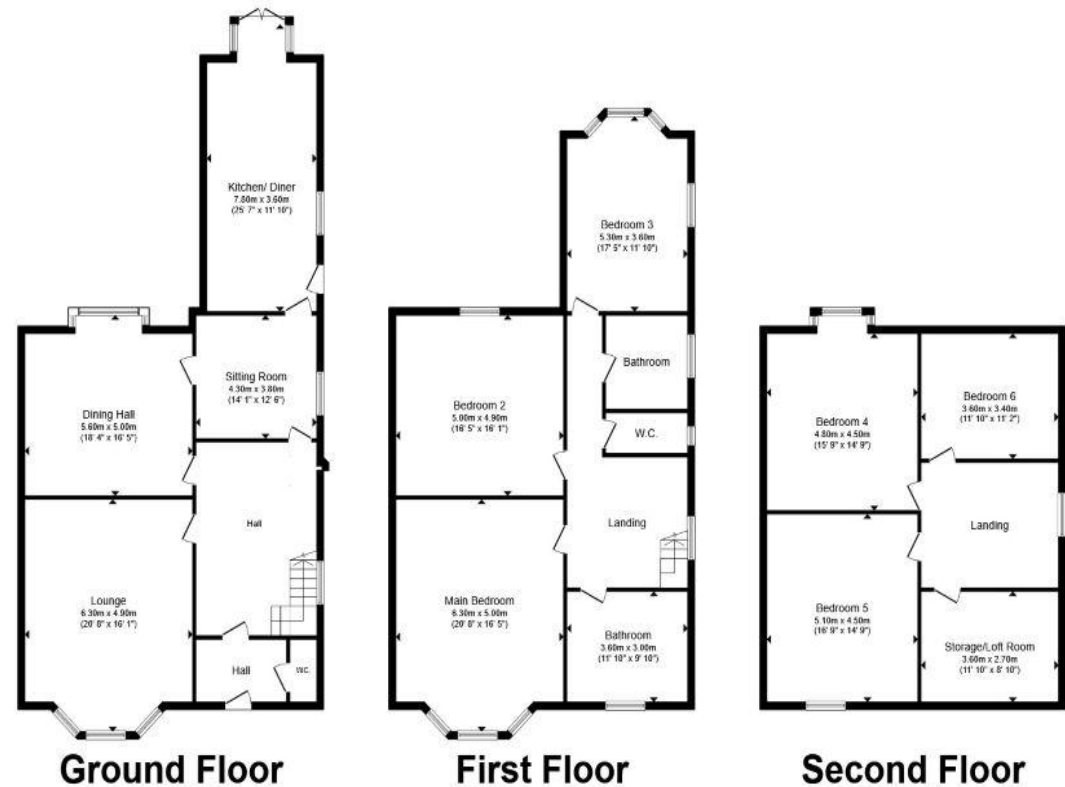
welcome to

## Park Road, HARTLEPOOL

- SIX BEDROOM VICTORIAN FAMILY HOME
- PERIOD FEATURES THROUGHOUT
- THREE RECEPTION ROOMS
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN

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

offers over  
**£400,000**



Total floor area 315.2 m<sup>2</sup> (3,393 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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