



Park Road, TS26 9NQ
4 Bed - House - Semi-Detached
£289,950

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



**SMITH &
FRIENDS**
ESTATE AGENTS

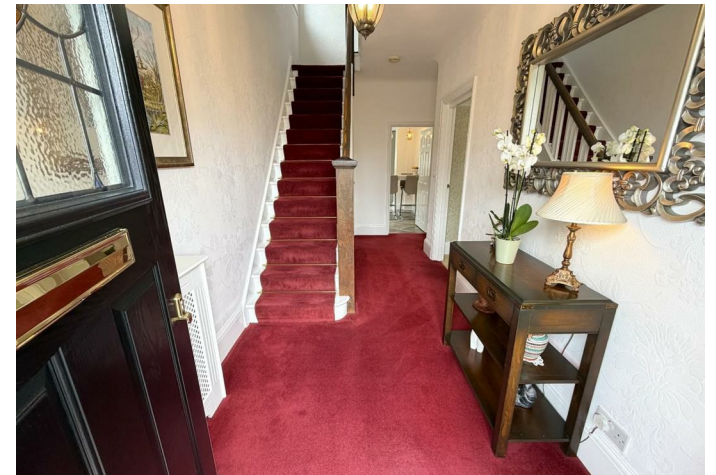
Park Road

Hartlepool TS26 9NQ

A stunning FOUR BEDROOM semi-detached property occupying a pleasant position towards the top of Park Road. The home offers cleverly extended and enhanced accommodation ideal for family requirements, with a spacious and versatile layout spread over three floors. The full width rear extension gives extra space to the beautifully upgraded kitchen alongside a useful dining area to the rear reception room. Attractively presented throughout and further benefitting from gas central heating, uPVC double glazing, secure off street parking with remote gates, garage and good size rear garden.

An internal viewing comes highly recommended with a layout which briefly comprises entrance hall with stairs to the first floor and access to both reception rooms, the bay fronted lounge includes a traditional fire surround, whilst the rear reception room includes a multi-fuel stove and links to the dining room extension. The beautiful fitted kitchen includes a range of integrated appliances and quality granite worktops with custom breakfast bar. A useful guest cloakroom/WC completes the ground floor and to the first floor are three bedrooms alongside the family bathroom which is fitted with an impressive four piece suite and chrome fittings. A thoughtfully worked attic conversion gives a large fourth bedroom, ideal for the growing family.

Externally is a low maintenance, wall enclosed front garden with a pebbled driveway allowing secure off street parking via remote controlled gates. A further set of double gates open to the side area which continues to the garage. The enclosed rear garden offers an enviable space for entertaining with generous lawn, covered patio and well established borders. Park Road is conveniently located within walking distance of Hartlepool town centre, well regarded schools and within a short stroll of Ward Jackson Park. **VIEWING RECOMMENDED.**









GROUND FLOOR

ENTRANCE HALL

7' x 16'10 (2.13m x 5.13m)

A spacious entrance hall which is accessed via triple glazed composite entrance door with attractive stained glass panel, matching side screens and fanlight above, staircase to the first floor, quality fitted carpet, stairs to the first floor with under stairs storage cupboard, radiator with cover included, access to:

GUEST CLOAKROOM/WC

2'7 x 5'4 (0.79m x 1.63m)

Fitted with a two piece suite comprising: wash hand basin with central mixer tap, low level WC, tiling to walls, uPVC double glazed window to the side aspect.

FRONT LOUNGE

14'9 x 13'1 (4.50m x 3.99m)

A spacious family lounge with uPVC double glazed curved bay window to the front aspect, traditional fire surround with tiled back and open fire, fitted carpet, picture rail, coving to ceiling, central ceiling mould, two convector radiators.

REAR RECEPTION ROOM

13'1 x 13'1 (3.99m x 3.99m)

Linking to the dining room extension, whilst offering an additional sitting area with multi-fuel log burning stove, oak mantle above, fitted carpet, picture rail, coving to ceiling, radiator with cover included, archway through to:

DINING ROOM EXTENSION

12'4 x 11'8 (3.76m x 3.56m)

uPVC double glazed French doors with matching side screens to the rear garden, access door into the kitchen, two double glazed 'Velux' style windows to the rear aspect, fitted carpet, radiator with cover included.

EXTENDED KITCHEN/BREAKFAST ROOM

BREAKFAST AREA

8'7 x 9'2 (2.62m x 2.79m)

Attractive Karndean flooring, fitted granite breakfast bar, storage cupboard with wine rack to the side, uPVC double glazed window to the side aspect with remote controlled blind, modern vertical radiator.

KITCHEN AREA

8'7 x 15'10 (2.62m x 4.83m)

Fitted with a beautiful range of gloss units to base and wall level with complementing sparkling granite worktops and matching splashback incorporating an inset stainless steel sink with mixer tap, built-in electric double oven with separate four ring induction hob with illuminated three speed extractor hood over, integrated fridge, washing machine and dishwasher, recess with wine cooler included, concealed gas central heating boiler, downlighting to eye-level units, kickboard lighting, two uPVC double glazed windows with remote controlled blinds, matching Karndean flooring, uPVC double glazed door to the side.

FIRST FLOOR; LANDING

5'3 x 8'9 (1.60m x 2.67m)

A spacious landing with uPVC triple glazed stained glass window to the side aspect, fitted carpet, picture rail, coving to ceiling, access to:

BEDROOM ONE

11'10 x 15'8 (3.61m x 4.78m)

A good size master bedroom which benefits from fitted wardrobes to both alcoves with overhead storage space, uPVC double glazed curved bay window to the front aspect, traditional fire surround, fitted carpet, picture rail, two convector radiators.

BEDROOM TWO

13' x 9'3 (3.96m x 2.82m)

uPVC double glazed window overlooking the rear garden, under stairs storage cupboard/wardrobe, fitted carpet, single radiator.

BEDROOM THREE

8'8 x 9' (2.64m x 2.74m)

Currently used as a home study, with uPVC double glazed window to the front aspect, fitted carpet, picture rail, convector radiator.

FAMILY BATHROOM/WC

8'8 x 7'11 (2.64m x 2.41m)

Fitted with a modern four piece suite and chrome fittings comprising: panelled bath with mixer tap, corner shower cubicle with chrome overhead shower and separate attachment, inset wash hand basin with central mixer tap and vanity cabinets below, concealed WC with matching back and vanity area above, modern panelling to walls and ceiling, inset spotlighting, two uPVC double glazed frosted windows, extractor fan, chrome heated towel radiator.

BEDROOM FOUR

15'4 x 15'9 (4.67m x 4.80m)

A clever attic conversion offering an additional fourth bedroom with two double glazed 'Velux' style windows, fitted carpet, eaves storage, convector radiator.

EXTERNALLY

The property occupies a pleasant position towards the top of Park Road, with a low maintenance pebbled front garden enclosed by a brick boundary wall with attractive wrought iron railing. Double wrought iron gates with remote access open to a pebbled driveway with matching double gates opening to a further pebbled area allowing additional off street parking/storage space, whilst leading to the garage. A gate leads through to the enclosed rear garden which offers an enviable place for entertaining family and friends, with lawn, patio areas and well established borders.

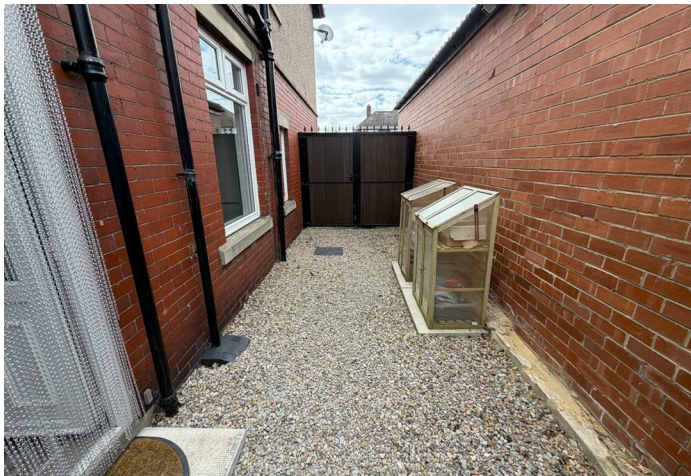
GARAGE

10'1 x 18'4 (3.07m x 5.59m)

Accessed via double timber doors to the front, uPVC double glazed door to the side, two uPVC double glazed windows, overhead storage space, lighting and sockets.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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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