



**Dawlish Drive, Hartlepool TS25 2PP**

**welcome to**

## **Dawlish Drive, Hartlepool**

Boasting attractive kerb appeal thanks to its substantial resin driveway, this three bedroom, semi-detached home is ideal for families and first time buyers alike.

### **Entrance Hallway**

Entered via UPVC double glazed door, UPVC double glazed window to front, radiator, stairs leading to first floor, door leading to dining room, door leading to lounge.

### **Lounge**

UPVC double glazed bay window to front, TV point, coved cornicing, electric fire, UPVC double glazed sliding doors leading into sun room, radiator.

### **Sun Room**

Radiator, coved cornicing, UPVC door to side with window panel to side of the door, aluminium double glazed sliding doors leading onto rear garden.

### **Dining Room**

UPVC double glazed window to front, radiator, coved cornicing, door leading into kitchen.

### **Kitchen**

UPVC double glazed window to rear, vinyl flooring, tiled walls, spotlights to ceiling, range of wall and base units with complementing surfaces, stainless steel sink/drainage with mixer tap, inset electric oven, 4 ring electric hob with stainless steel and glass extractor over, space for free standing fridge freezer, plumbing and recess for washing machine, plumbing and recess for dish washer, door leading to sun room, door leading to downstairs WC.

### **Downstairs W C**

Low level concealed cistern WC with wash hand basin and mixer tap behind with a vanity unit, cladded ceiling, vinyl flooring.

### **First Floor Landing**

UPVC double glazed window to rear, doors leading to all principle rooms.

### **Bedroom 1**

UPVC double glazed window to front, radiator, built in storage cupboard.

### **Bedroom 2**

UPVC double glazed window to front and side, radiator, built in storage cupboard, built in airing cupboard housing the wall mounted combination boiler, loft hatch access with pull down Slingsby ladder (boarded with light, power for solar panels is in here too).

### **Bedroom 3**

UPVC double glazed window to rear, radiator.

### **Family Shower Room**

2 UPVC double glazed windows to rear, tiled floor, tiled walls, cladded ceiling, spotlights to ceiling, concealed cistern low level low flush WC, wash hand basin with mixer tap and vanity unit, chrome heated towel rail, extractor fan, double shower cubicle with electric Mira shower with hand held attachment.

### **Externally**

#### **Front Garden**

Wall enclosed with an attractive resin driveway that leads down to the garage.

#### **Rear Garden**

Wrought iron gate giving access, low maintenance shaped lawn area, patio area.

#### **Tandem Double Garage**

Accessed via personnel door, UPVC double glazed window to rear, roller shutter door.





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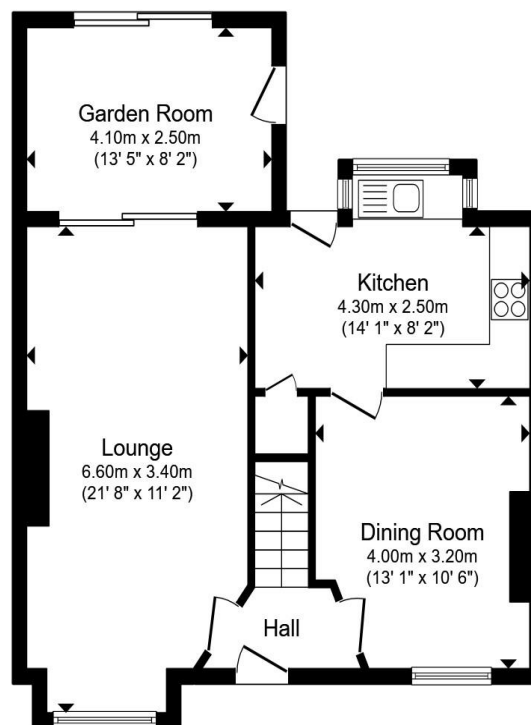
## Dawlish Drive, Hartlepool

- ATTRACTIVE KERB APPEAL
- DOUBLE TANDEM GARAGE
- ATTRACTIVE RESIGN DRIVEWAY
- DOWNSTAIRS WC
- 3 RECEPTION ROOMS

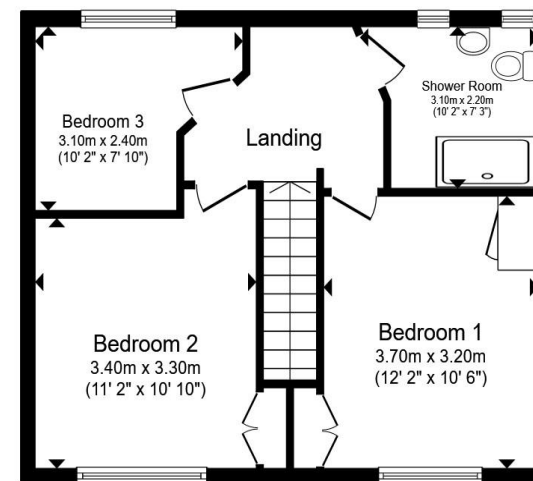
Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£160,000**



**Ground Floor**



**First Floor**

Total floor area 102.1 m<sup>2</sup> (1,099 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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