



Elwick Road, TS26 0DL
3 Bed - House - Detached
£395,000

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



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Elwick Road Hartlepool, TS26 0DL

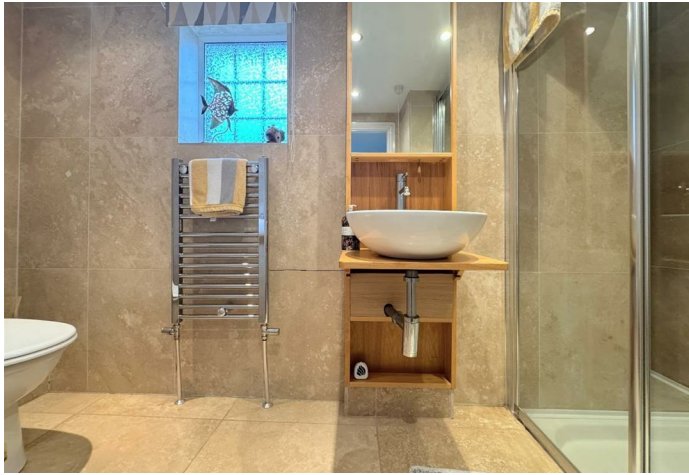
The property is set well back from Elwick Road and is approached by a long driveway. Positioned on a fantastic plot within a prime residential area amongst similar individual style properties. This stunning family home has under gone a comprehensive refurbishment having been remodelled and tastefully improved. It will certainly appeal to a variety of potential buyers with its spacious, versatile layout and needs to be viewed to be fully appreciated. The accommodation briefly comprises of: entrance porch, hallway, kitchen, laundry room, downstairs toilet, lounge, dining room and sunroom. To the first floor are three double bedrooms, family bathroom and shower room. Externally, the property is set on a large expansive plot, with the enclosed private rear garden being mainly laid to lawn with well stocked, established borders, sunny paved patio areas and hot tub. The front garden is laid to lawn with well stocked borders, tarmac driveway and garage.











GROUND FLOOR

PORCH

Two uPVC double glazed glass panelled doors, solid wood flooring, glass panelled door into the hallway.

ENTRANCE HALLWAY

Return staircase to first floor landing, uPVC double glazed window, solid wood flooring, understairs storage, radiator.

KITCHEN

16'10 x 8'6 (5.13m x 2.59m)

The kitchen is fitted with a range of stunning wall, base and drawer units, with matching granite worktops and inset sink and drainer, integrated appliances include: induction hob with illuminating extractor, fan assisted oven and microwave, dishwasher, fridge and freezer; two uPVC double glazed windows to front, radiator.

INNER HALLWAY

uPVC double glazed glass panelled door, door into the laundry room.

LAUNDRY ROOM

11'6 x 4'7 (3.51m x 1.40m)

Base and wall units, matching worktops, plumbing for washing machine and dryer, radiator.

DOWNSTAIRS TOILET

4'6 x 3'2 (1.37m x 0.97m)

White and chrome suite with wall mounted wash hand basin, radiator, uPVC double glazed window.

LOUNGE

19'11 x 12'11 (6.07m x 3.94m)

Two uPVC double glazed windows to rear, two radiators, solid wood flooring, double doors opening into the dining room.

DINING ROOM

12'11 x 12'4 (3.94m x 3.76m)

uPVC double glazed window to rear, solid wood flooring, radiator.

SUNROOM

14' x 9'2 (4.27m x 2.79m)

uPVC double glazed French doors opening onto the rear garden, solid wood flooring.

REAR PORCH (off the lounge)

uPVC double glazed glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to front, radiator.

BEDROOM

12'10 x 12'4 (3.91m x 3.76m)

uPVC double glazed window to rear, fitted wardrobes, radiator.

FAMILY BATHROOM/WC

8'7 x 7'4 (2.62m x 2.24m)

Luxurious white and chrome suite with double width walk-in shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls and flooring, heated chrome towel rail, uPVC double glazed window.

BEDROOM

12'9 x 10' (3.89m x 3.05m)

uPVC double glazed window to rear, radiator, built-in storage.

BEDROOM

10'11 x 10'4 (3.33m x 3.15m)

uPVC double glazed window to rear, radiator.

SHOWER ROOM/WC

10'4 x 4' (3.15m x 1.22m)

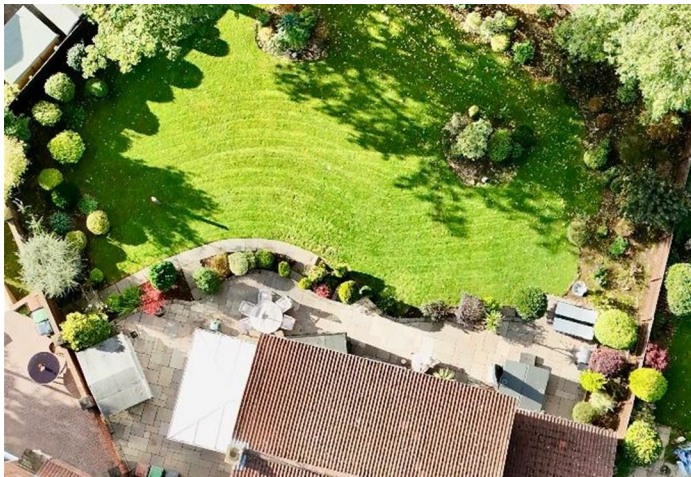
Shower cubicle with wall mounted shower, wash hand basin and low level WC; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window.

EXTERNALLY

The property is set on a large expansive plot, with the enclosed private rear garden being mainly laid to lawn with well stocked, established borders, sunny paved patio areas and HOT TUB. The front garden is laid to lawn with well stocked borders, tarmac driveway and GARAGE.

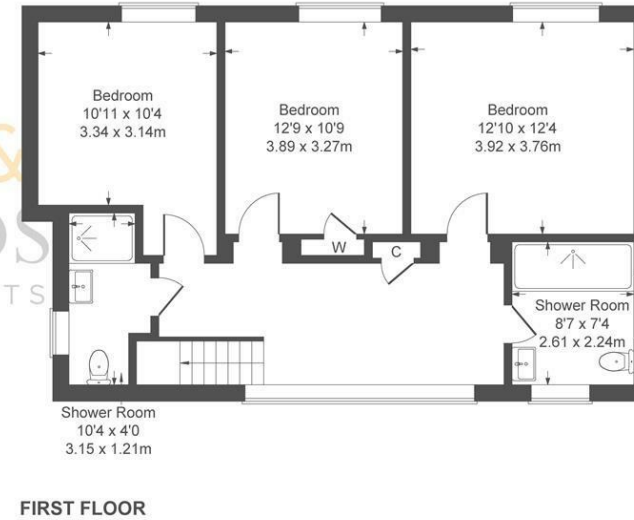
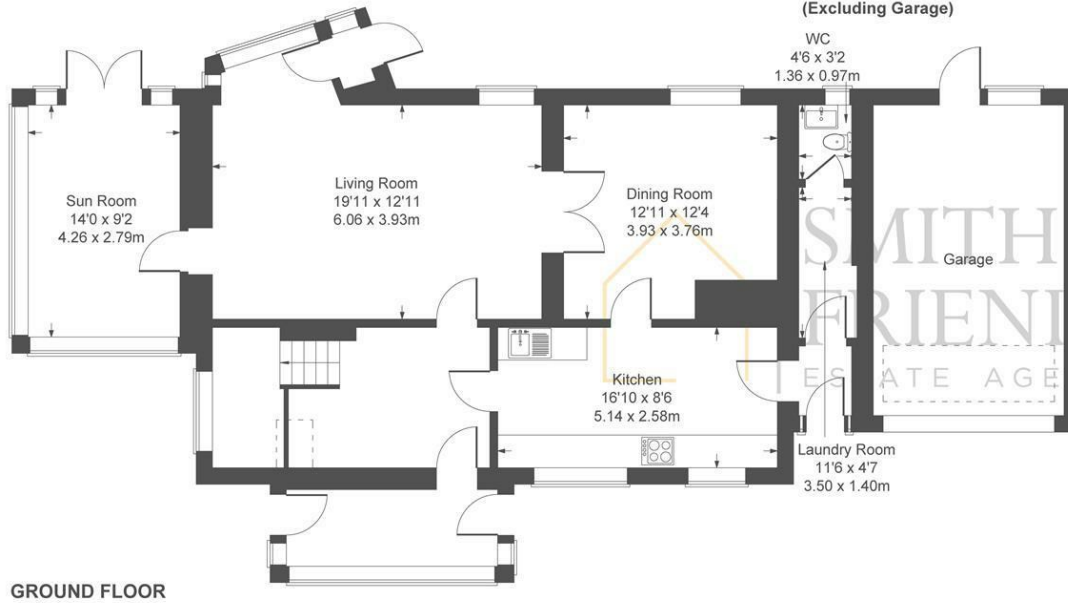
NB

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.



The Braids Elwick Road

Approximate Gross Internal Area
1862 sq ft - 173 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

79

66

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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