



**Sandbanks Drive, TS24 9RP**  
**3 Bed - House - Semi-Detached**  
**£170,000**

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



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# Sandbanks Drive Hartlepool TS24 9RP

\*\*\* NO CHAIN INVOLVED \*\*\* A spacious three bedroom semi-detached property occupying a pleasant corner position on Sandbanks Drive with gardens to three sides. The home features a modern kitchen and shower room, whilst further benefitting from gas central heating, uPVC double glazing and alarm system. An ideal purchase for a first time buyer or family, with a layout which briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to the bay fronted lounge with log burner fire, the kitchen is fitted with a range of white gloss units and leads through to the rear reception room and utility area. To the first floor are three good size bedrooms and a modern shower room with separate WC. Externally are gardens to three sides, with a low maintenance front and rear. A block paved driveway provides useful off street parking and leads to the garage. The side garden is predominantly lawned. The plot offers good potential to be extended (subject to planning). Sandbanks Drive is located in the popular King Oswy/Hart Station area of Hartlepool, close to the coast road and down to the beach. **VIEWING RECOMMENDED.**











## GROUND FLOOR

### ENTRANCE PORCH

4'7 x 6'8 (1.40m x 2.03m)

Access via double glazed composite entrance door, uPVC double glazed windows, glazed internal door through to the hall.

### ENTRANCE HALL

9'5 x 6'6 (2.87m x 1.98m)

Stairs to the first floor, fitted carpet, single radiator.

### FRONT LOUNGE

12'7 x 14'7 (3.84m x 4.45m)

A good size family lounge with upVC double glazed bay window to the front aspect, log burner with oak mantle above and granite base, fitted carpet, lighting to alcoves, inset spotlights to the ceiling, convector radiator to the bay.

### KITCHEN

10'9 x 10'3 (3.28m x 3.12m)

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces, incorporating an inset one and a half bowl single drainer stainless steel sink with mixer tap, tiled splashback, built-in electric oven with four ring gas hob above and extractor over, brushed stainless steel splashback, recess for free standing fridge/freezer, modern laminate flooring, under stairs storage cupboard, glazed window to the rear, glazed door into the utility room, archway into the rear reception room.

### REAR RECEPTION ROOM

12'11 x 11' (3.94m x 3.35m)

uPVC double glazed bay window to the rear aspect, modern laminate flooring, convector radiator to the bay.

### UTILITY ROOM

4'5 x 10'5 (1.35m x 3.18m)

Space for free standing appliances, Baxi Platinum boiler, uPVC double glazed window and door to the rear garden.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, fitted carpet.

### BEDROOM ONE

13'3 x 13'11 (4.04m x 4.24m)

A good size master bedroom with uPVC double glazed bay window to the front aspect, free standing wardrobes, built-in storage cupboard, fitted carpet, convector radiator to the bay.

### BEDROOM TWO

10'9 x 8'10 (3.28m x 2.69m)

Modern laminate flooring, uPVC double glazed window to the rear aspect, built-in storage cupboard, single radiator.

### BEDROOM THREE

10'11 x 7'3 (3.33m x 2.21m)

Modern laminate flooring, uPVC double glazed windows to the front and side, built-in storage cupboard, convector radiator.

### SHOWER ROOM/WC

7'10 x 6' (2.39m x 1.83m)

Fitted with a two piece suite and chrome fittings comprising: double shower with glass screen, pedestal wash hand basin with mixer tap, panelling to walls and ceiling, inset spotlights, uPVC double glazed window, convector radiator.

### SEPARATE WC

3'1 x 6'5 (0.94m x 1.96m)

Fitted with a low level WC, panelling to walls and ceiling, inset spotlights, uPVC double glazed window to the rear aspect, convector radiator.

### EXTERNALLY

The property offers gardens to three sides, with a low maintenance front and rear. The front garden is block paved with a brick boundary wall and driveway in front of the garage. The side garden is lawned with a gate leading through to a paved rear garden.

### ATTACHED GARAGE

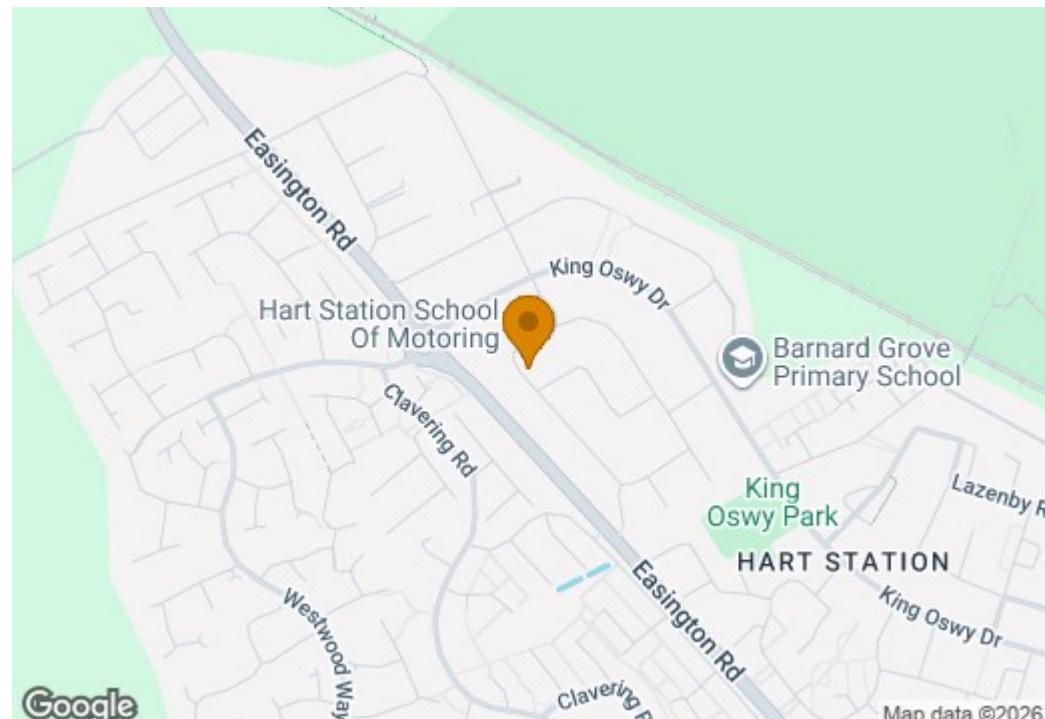
19'4 x 10' (5.89m x 3.05m)

Up and over door to the front, personal door from the rear garden, side window, overhead light.

### 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		
(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	

Approximate total area<sup>(1)</sup>

1207 ft<sup>2</sup>  
112.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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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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