

Sandringham Road, TS26 8PS
2 Bed - House - Mid Terrace
£110,000

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

SMITH & FRIENDS
ESTATE AGENTS

Sandringham Road
Hartlepool TS26 8PS





A beautifully upgraded and thoughtfully extended two bedroom mid-terraced home, occupying a pleasant position towards the top of Sandringham Road. Offering deceptively spacious accommodation, this impressive property features a generous rear extension, creating an open plan kitchen, dining, and family room, alongside a versatile attic room and modern first floor bathroom. Further benefits include gas central heating, recently upgraded uPVC double glazing and low-maintenance gardens.

The accommodation begins with an entrance hall leading to a welcoming bay fronted lounge, the spacious open plan kitchen/diner/family room provides an enviable place for entertaining, whilst the kitchen is fitted with a modern range of units and includes a Rangemaster cooker and 'American' style fridge/freezer. The extension features a fibreglass roof with lantern, allowing a high degree of natural light. To the first floor are two bedrooms, with fitted wardrobes to the master, together with a stylish bathroom incorporating a three piece suite and chrome fittings. A generous attic room completes the accommodation, providing useful additional space for home working or storage.

Externally, the property enjoys low maintenance gardens, with an enclosed courtyard style rear garden featuring artificial turf, gated access and a custom aviary with an attached storage shed. Conveniently situated close to local schools and amenities, this distinctive home offers more space than its exterior suggests. An internal viewing is highly recommended to fully appreciate the layout, presentation and versatility on offer.





































GROUND FLOOR

ENTRANCE VESTIBULE
Accessed via double glazed composite entrance door with attractive central panel and uPVC double glazed fanlight above, fitted with modern laminate flooring, glazed internal door through to the hall.

ENTRANCE HALL
Matching flooring, modern panelled radiator, access to the bay fronted lounge.

FRONT LOUNGE
11'7 x 10'5 (3.53m x 3.18m)
A pleasant family lounge with uPVC double glazed bay window to the front aspect, attractive feature fire surround with electric fire, modern laminate flooring, delft rack, deep coving to the ceiling, single radiator.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

REAR SITTING AREA
13'2 x 15'4 (4.01m x 4.67m)
Offering an enviable space for entertaining family and friends leading directly through to the kitchen/breakfast room, whilst incorporating modern laminate flooring, spindled staircase to the first floor with newel post and fitted carpet, oak beam fire surround with recess for fire, coving to ceiling.

KITCHEN/BREAKFAST AREA
14' x 14'10 (4.27m x 4.52m)
Fitted with a modern range of light grey gloss units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset single drainer sink unit with modern spray mixer tap, recess for Rangemaster cooker (included in the asking price) with extractor hood over, attractive tiling to splashback, recess with 'American' style fridge/freezer (included in the asking price), recess with plumbing for washing machine, matching breakfast bar area, fibreglass roof with lantern panelling and inset spotlighting, uPVC double glazed window looking out to the rear garden, uPVC double glazed patio doors to the rear garden, modern panelled radiator.

FIRST FLOOR

LANDING
Access to both bedrooms and bathroom, fitted carpet, coving to ceiling, access to the attic/hobby room.

BEDROOM ONE
11'7 x 11'6 (3.53m x 3.51m)
A good size master bedroom with wall to wall fitted wardrobes, modern laminate flooring, uPVC double glazed window to the front aspect, built-in storage cupboard, dado rail, coving to ceiling, convector radiator.

BEDROOM TWO
7'7 x 7'1 (2.31m x 2.16m)
uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, convector radiator.

FAMILY BATHROOM/WC
7'7 x 7'8 (2.31m x 2.34m)
Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap and 'spa' style shower over with separate attachment, protective glass shower screen, pedestal wash hand basin with central mixer tap, close coupled WC, attractive panelling to walls, panelling and border lighting to the ceiling, uPVC double glazed frosted window to the rear aspect, chrome heated towel radiator.

ATTIC/HOBBY/STORAGE ROOM
14' x 13'7 (4.27m x 4.14m)
An ideal work from home space/hobby room with large uPVC double glazed dormer window to the rear aspect, fitted carpet.

EXTERNALLY
The property features a low maintenance exterior, with a paved frontage enclosed by a brick boundary wall, with wrought iron railings and matching gate. The enclosed rear garden features artificial turf, gated access and a custom aviary with an attached storage shed.

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.




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Ground Floor



Floor 1





Floor 2

Approximate total area(1)

1109 ft²
103 m²

Reduced headroom

75 ft²
7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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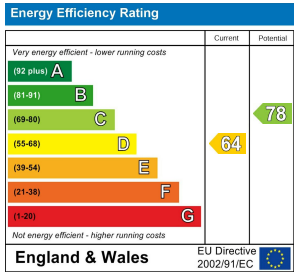

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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