



Hartville Road, Hart Station, TS24 9RG  
5 Bed - House - Detached  
£330,000

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

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## Hartville Road Hart Station, TS24 9RG

\*\*\* SPECTACULAR VIEWS \*\*\* NO CHAIN INVOLVED \*\*\*

A deceptively spacious and well cared for family home situated in the popular Hart Station area. The accommodation is spread over three floors, with internal inspection highly recommended to fully appreciate. The property benefits from FIVE bedrooms, THREE bathrooms, a sauna room, uPVC double glazing throughout and gas fired central heating via recently installed combi boiler (2021). The floorplan comprises of; entrance hallway with stairs to the ground floor and second floor, an excellent lounge with French doors opening onto the balcony with stunning views of farmland and the sea, dining room opening to the kitchen and access to the large integral garage. To the ground floor are three good sized bedrooms, two with fitted wardrobes, and a superb sauna/shower room. To the second floor are two further bedrooms, the master benefitting from an immaculate en suite bathroom suite. Externally the garden is split over three levels, mainly laid to lawn with paved and decking areas. To the front of the property is a driveway for a number of vehicles and lawn.





















## FIRST FLOOR

### ENTRANCE HALLWAY

Stairs to the ground floor and second floor.

### LOUNGE

20'11" x 23'7" (6.38m x 7.2m)

uPVC double glazed window to the front aspect, marble fire surround with gas fire, French doors leading to the balcony.

### DINING ROOM

11'10" x 10'0" (3.61m x 3.07m)

uPVC double glazed bay window to the front aspect, double radiator, sliding doors to the kitchen.

### BATHROOM/WC

6'6" x 7'0" (2m x 2.15m)

Fitted with a three piece suite comprising: free standing bath with spa jets and shower attachment, sink, WC, uPVC double glazed window to the rear aspect, chrome heated towel rail.

### KITCHEN

8'6" x 9'11" (2.61m x 3.04m)

Fitted with units to base and wall level incorporating an inset sink unit with mixer tap, Bosch single oven with AEG extractor fan above, five ring gas hob, free standing 'American' style fridge/freezer, double glazed window to the rear aspect.

## GROUND FLOOR

### HALLWAY

uPVC double glazed French door to the garden, storage cupboard.

### SAUNA/SHOWER ROOM

18'6" x 8'3" (5.64m x 2.53m)

Free standing large wooden sauna, separate shower cubicle, WC and sink, heated towel rail, extractor, uPVC double glazed door to the rear.

### BEDROOM 2

17'11" x 10'1" (5.48m x 3.08m)

uPVC double glazed window to the rear aspect, double radiator, fitted wooden wardrobes.

### BEDROOM 3

7'4" x 12'0" (2.26m x 3.67m)

uPVC double glazed window to the rear aspect, double radiator, fitted wooden wardrobes.

### BEDROOM 4

13'1" x 12'5" (4.01m x 3.80m)

uPVC glazed window to the side aspect, single radiator.

## SECOND FLOOR: LANDING

uPVC double glazed windows to the front and rear aspects, radiator.

### MASTER BEDROOM

13'1" x 12'0" (4m x 3.66m)

uPVC double glazed window to the rear aspect, Velux window to the front aspect with fitted blackout blind, access to en suite.

### EN SUITE BATHROOM/WC

11'5" x 7'0" (3.50m x 2.15m)

Fitted with a three piece suite comprising: free standing bath with shower attachment, sink, WC, two Velux windows with fitted blackout blinds, radiator, uPVC double glazed window to side aspect.

### BEDROOM 5

13'1" x 12'2" (3.99m x 3.72m)

uPVC double glazed window to the rear aspect, Velux window to the front aspect with fitted blackout blind, radiator.

## OUTSIDE

The rear garden is split over three levels with a decking area to the top level and patio. It is mainly laid to lawn with established shrubs, shed and greenhouse included, side access.

## GARAGE

21'11" x 9'2" (6.69m x 2.81m)

Accessed via an up and over door, wall mounted Baxi combi boiler.

## 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.

## TENURE

We are led to believe that this property is FREEHOLD. This will be confirmed with solicitors once a sale has been agreed.

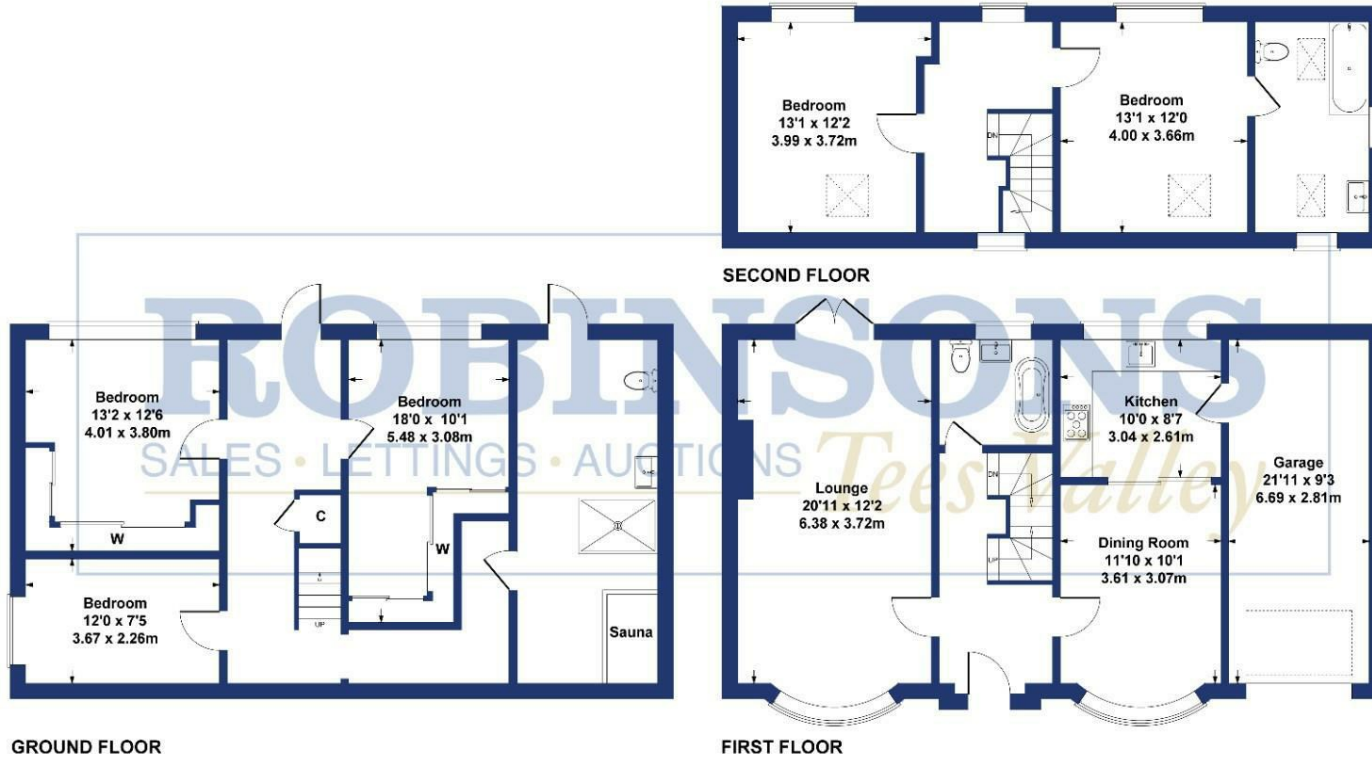






## Hartville

Approximate Gross Internal Area  
2217 sq ft - 206 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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