



**Stockton Road, TS25 1LE**  
**3 Bed - House - Semi-Detached**  
**£155,000**

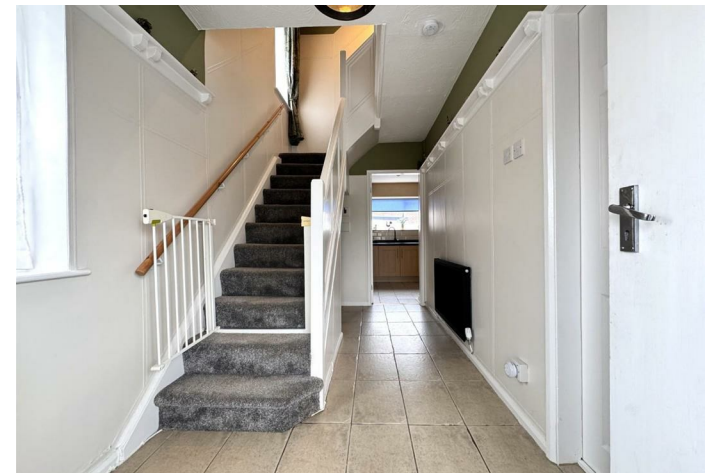
**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: A**





## Stockton Road Hartlepool, TS25 1LE

\*\*\* VIEWING RECOMMENDED \*\*\* An impressive semi-detached property occupying a generous corner plot with gardens to three sides, ample off street parking and detached garage/workshop. An ideal purchase for family requirements, with three good size bedrooms and scope to extend to the side (subject to planning). The home features gas central heating, uPVC double glazing and briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to the family lounge, the kitchen gives access to both the dining room and utility, with a guest cloakroom/WC completing the ground floor. To the first floor are three good size bedrooms and a modern upgraded shower room, incorporating a three piece suite and chrome fittings. The property is located on the entrance to Queensland Road, with a low maintenance block paved front garden, generous side garden and spacious rear. The rear garden has been recently landscaped and offers a beautiful outside space for entertaining. Double timber gates open to provide ample off street parking/hard standing space, whilst leading to the garage/workshop.

















## **GROUND FLOOR**

### **ENTRANCE PORCH**

3'5 x 5' (1.04m x 1.52m)

Double glazed composite entrance door, uPVC double glazed windows, glazed internal door through to:

### **ENTRANCE HALL**

13'5 x 6'5 (4.09m x 1.96m)

Tiled flooring, stairs to the first floor with fitted carpet, under stairs recess/cloaks area, uPVC double glazed window to the side aspect, delft rack, convector radiator, access to:

### **LOUNGE**

13' x 14'2 (3.96m x 4.32m)

A good size lounge with uPVC double glazed bow window to the front aspect, fitted carpet, coving to ceiling, television point, single radiator.

### **DINING ROOM**

9'6 x 8'11 (2.90m x 2.72m)

Currently used as a sitting/dining room, with uPVC double glazed French doors to the rear garden, modern laminate flooring, coving to ceiling, convector radiator.

### **KITCHEN**

9'1 x 11'7 (2.77m x 3.53m)

Fitted with a range of 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 sink unit with mixer tap, recess for free standing cooking range which is included, with extractor hood over and attractive tiled splashback, recess for dishwasher, space for free standing fridge/freezer, tiled flooring, uPVC double glazed window to the rear aspect, single radiator.

### **UTILITY ROOM**

12'4 x 5'11 (3.76m x 1.80m)

Offering further space for appliances, fitted base units and worktop, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, single radiator, plumbing for washing machine, access to:

### **GUEST CLOAKROOM/WC**

4'11 x 2'9 (1.50m x 0.84m)

Fitted with a wall mounted WC in white, uPVC double glazed window.

### **FIRST FLOOR; LANDING**

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

## **BEDROOM ONE**

10'8 x 12'3 (3.25m x 3.73m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, built-in storage cupboard, ceiling fan, single radiator.

### **BEDROOM TWO**

12'3 x 8'2 (3.73m x 2.49m)

uPVC double glazed window to the rear aspect, built-in wardrobe, fitted carpet, dado rail, single radiator.

### **BEDROOM THREE**

9'4 x 10'11 (2.84m x 3.33m)

uPVC double glazed window to the rear aspect, built-in wardrobe, shelved storage area, fitted carpet, single radiator.

### **SHOWER ROOM/WC**

5'11 x 7'5 (1.80m x 2.26m)

Fitted with a modern three piece suite comprising: walk-in shower area with chrome overhead shower and separate attachment, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, attractive tiling to walls and flooring, uPVC double glazed window to the rear aspect, inset spotlights to ceiling, chrome heated towel radiator.

### **EXTERNALLY**

The property features a low maintenance front garden, with a block paved driveway providing useful off street parking. Double timber gates open to a generous side area allowing ample off street parking/hard standing space, whilst leading to the garage. The side garden offers a fantastic opportunity to extend (subject to planning permission). The spacious rear garden has been beautifully landscaped with lawn and patio areas ideal for entertaining.

### **GARAGE/WORKSHOP**

17'3 x 13'6 (5.26m x 4.11m)

Accessed via an up and over door to the front, window to the side, built-in storage/workbench, lighting and power points.

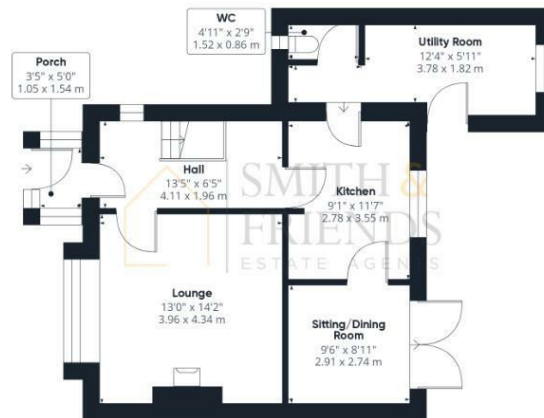
### **NB**

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.









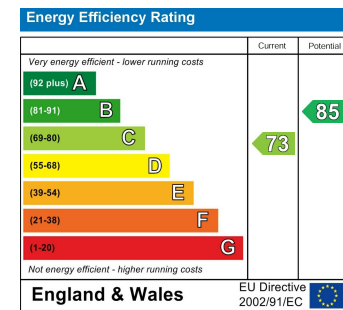
Approximate total area<sup>(1)</sup>  
1025.8 ft<sup>2</sup>  
95.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



**SMITH &  
FRIENDS**  
ESTATE AGENTS