

This traditional four bedroom semi detached home has been tastefully upgraded while retaining many original features, with the added bonus of a very large loft room. This lovely family home will appeal to a variety of potential buyers with its versatile layout and generously proportioned rooms. The layout briefly comprises of: entrance vestibule opening into the beautiful hallway, lounge with 'period' style fireplace, sitting room, sun room, dining room with open fire and kitchen, with useful cloaks/WC. To the half landing, bedroom three has a 'Juliet' style balcony and is complemented with en-suite facilities, separate WC and spacious bathroom. From the main landing are three bedrooms, the rear bedroom giving access to the attic room/hobby room. Externally is a forecourt garden to the front. To the rear is a well established garden with a wide array of mature plants and shrubbery and a paved patio. The garage has also now been converted for storage/workshop.

Park Road, Hartlepool, TS26 9HY

4 Bedroom - House - Semi-Detached

Offers In The Region Of £260,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



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GROUND FLOOR

ENTRANCE VESTIBULE

Entered via hardwood door, side glazed windows, tiled flooring.

HALLWAY

Composite door, glazed windows, original spindle staircase leading to the first floor, oak flooring, under stairs storage cupboard.

LOUNGE

17'6 x 14'7 (5.33m x 4.45m)

Bay window to the front, stunning feature fire surround with matching hearth and insert, radiator.

SITTING ROOM

15'4 x 14'6 (4.67m x 4.42m)

Solid oak flooring, radiator, door into the sun room.

SUN ROOM

11'4 x 11'2 (3.45m x 3.40m)

uPVC and brick construction, uPVC double glazed glass panelled door opening onto the rear garden, radiator.

DINING ROOM

13'8 x 11'5 (4.17m x 3.48m)

uPVC double glazed window to the side, oak flooring, 'period' style feature fireplace with tiled hearth, radiator.

KITCHEN

13'5 x 9'5 (4.09m x 2.87m)

Fitted with a range of wall, base and drawer units with contrasting worktops, with a Belfast sink unit with mixer tap, plumbing for washing machine and space for fridge and freezer, uPVC double glazed windows to rear and side, uPVC door opening onto the rear garden, tiled flooring.

DOWNSTAIRS TOILET

Low level WC, uPVC double glazed frosted window to the side, wash hand basin, attractive part tiled walls.

FIRST FLOOR

LANDING

Double glazed window to side, radiator.

TOILET

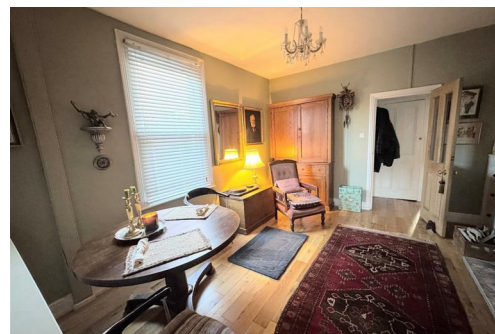
Low level WC, double glazed frosted window.

FAMILY BATHROOM

Fitted with a three piece white and chrome suite comprising: panelled bath with shower over, bidet, pedestal wash hand basin, tiled walls, radiator, double glazed window, built-in storage.

BEDROOM (rear)

Original feature fireplace, radiator, 'Juliet' style balcony with uPVC double glazed glazed patio doors.



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EN-SUITE SHOWER ROOM/WC

Fitted with a three piece white and chrome suite comprising: shower area, wash hand basin, WC, splashback tiling, extractor fan, radiator.

BEDROOM (front)

17'8 x 12'6 (5.38m x 3.81m)

Bay window to the front, 'period' style feature fireplace housing an open coal fire, built-in storage cupboards to alcoves, radiator.

BEDROOM (front)

11'6 x 6'9 (3.51m x 2.06m)

Window to the front, radiator.

BEDROOM (rear)

15'10 x 15'3 (4.83m x 4.65m)

Window to the rear, shelving to the alcove, door and access leading up to the attic room.

ATTIC

22' x 16'9 (6.71m x 5.11m)

Two Velux double glazed windows to the rear, radiator.

EXTERNALLY

Externally is a forecourt garden to the front. To the rear is a well established garden with a wide array of mature plants and shrubbery, paved patio and brick built storage shed. The garage has also now been converted.

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	60	76
EU Directive 2002/91/EC		

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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. We 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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