



Dunston Road, TS26 0EN  
3 Bed - House - Semi-Detached  
£215,000

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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

# Dunston Road Hartlepool, TS26 0EN

\*\*\* VIEWING RECOMMENDED \*\*\* An impressive and rarely available THREE BEDROOM semi detached property occupying a pleasant set back position on Dunston Road adjacent to High Tunstall College of Science. The home offers EXTENDED and recently upgraded accommodation that incorporates TWO RECEPTION ROOMS and separate dining room, alongside a modern kitchen, bathroom and en-suite. An ideal purchase for those seeking well proportioned rooms, whilst further benefits include gas central heating, uPVC double glazing and recently upgraded internal doors. The full layout comprises: entrance porch with access to a useful ground floor WC and through to a large entrance hall with cloaks/utility area, the lounge features double doors into the dining room which links to the kitchen and into the second reception room. To the first floor are three good size bedrooms, the master bedroom with an impressive en-suite shower room, whilst the remaining bedrooms are served by a large family bathroom which incorporates a beautiful three piece suite and chrome fittings. Externally is a generous front garden and long driveway which provides ample off street parking. The enclosed rear garden features decking and BBQ area ideal for entertaining, whilst the garage has been converted for use as a bar/entertainment area. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).











## GROUND FLOOR

### ENTRANCE PORCH

Accessed via double glazed composite entrance door with uPVC double glazed side screen, modern laminate flooring, access to:

### GROUND FLOOR WC

Fitted with a low level WC with tiled walls, uPVC double glazed window to the front aspect, chrome heated towel radiator.

### ENTRANCE HALL/UTILITY AREA

10'9 x 6'4 (3.28m x 1.93m)

Offering space for appliance, uPVC double glazed window to the side aspect, matching laminate flooring, convector radiator.

### FAMILY LOUNGE

22'3 x 12' (6.78m x 3.66m)

A generous family lounge with large uPVC double glazed window to the front aspect, modern laminate flooring, chimney breast with fire recess, spindled staircase to the first floor with fitted carpet, television point, convector radiator, recently upgraded double doors into the dining room.

### SEPARATE DINING ROOM

11'4 x 9'5 (3.45m x 2.87m)

Ideally situated off the kitchen, whilst incorporating uPVC double glazed French doors with matching side screens to the rear garden, matching laminate flooring, convector radiator.

### KITCHEN

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

Fitted with a range of cream 'shaker' style units to base and wall level with contrasting work surfaces incorporating an in set one and a half bowl single drainer sink unit with mixer tap, recess for free standing cooking range with extractor hood over, attractive 'brick' style tiling to splashback, recess for appliance, space for free standing fridge/freezer, three drawer unit to base level, wine rack to eye-level, modern laminate flooring, inset spotlighting to ceiling, archway into the additional sitting room.

### SECOND RECEPTION ROOM

14'10 x 10'9 (4.52m x 3.28m)

Linking to the kitchen, with uPVC double glazed side window, double glazed composite side door, modern laminate flooring, wall mounted television point, inset spotlighting to ceiling, convector radiator, storage cupboard with Baxi gas central heating boiler.

## FIRST FLOOR

### LANDING

Fitted carpet, double radiator, hatch to part boarded loft space, upgraded internal doors to each room.

## BEDROOM ONE

10'9 x 9'7 (3.28m x 2.92m)

Large uPVC double glazed window to the front aspect, fitted carpet, convector radiator, access to:

### EN-SUITE SHOWER ROOM/WC

7'6 x 6'4 (2.29m x 1.93m)

Fitted with a modern three piece suite and chrome fittings comprising: walk-in shower area with chrome overhead shower and separate attachment, protective glass screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, attractive tiling to splashback, uPVC double glazed window to the side aspect, inset spotlighting to ceiling, chrome heated towel radiator.

### BEDROOM TWO

13'1 x 8'8 (3.99m x 2.64m)

A good size second bedroom with uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

### BEDROOM THREE

12' x 8'2 (3.66m x 2.49m)

Including free standing wardrobes, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### GENEROUS FAMILY BATHROOM/WC

10'9 x 8'1 (3.28m x 2.46m)

A generous family bathroom which incorporates a large bath with central chrome mixer tap, inset wash hand basin with chrome mixer tap and vanity drawers below, close coupled WC, attractive tiling to splashback, large uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, chrome heated towel radiator.

### OUTSIDE

The property occupies a pleasant set back position, with the generous front garden being predominantly lawned and enclosed by a brick boundary wall. A paved driveway which continues alongside the property provides useful off street parking and leads to the garage. The rear garden should prove to be low maintenance, with decking and block paved areas, including a useful timber storage shed and barbeque area.

### GARAGE/BAR

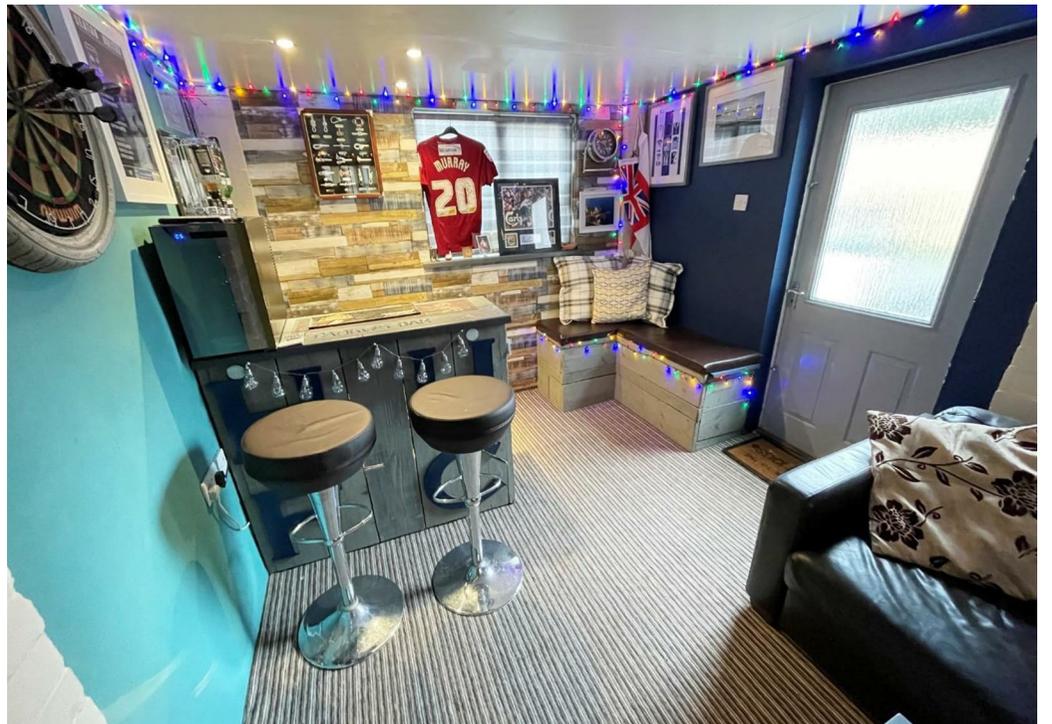
17'6 x 9'1 (5.33m x 2.77m)

Double doors to the front, personal door from the rear garden, lighting and power points. Ideal for entertaining family and friends.

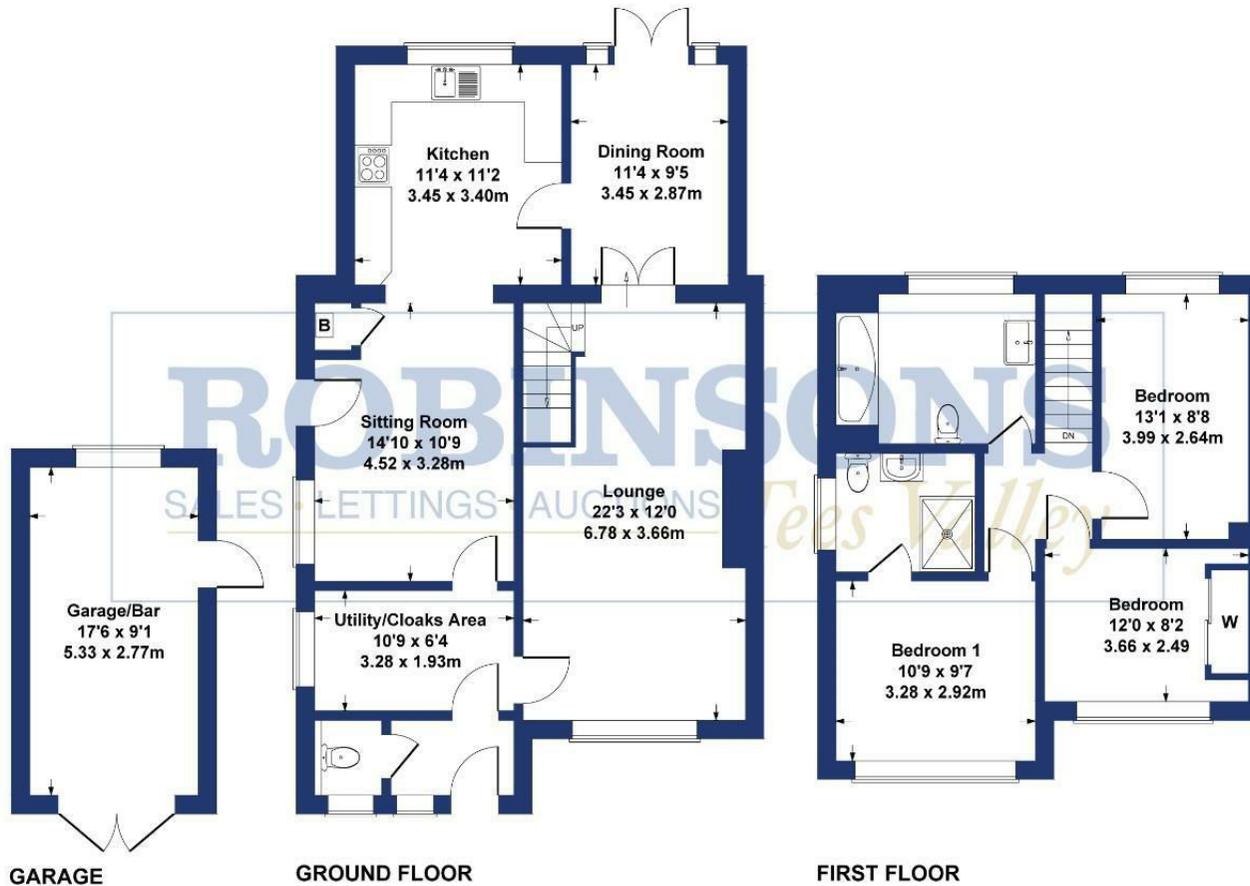
### NB

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.





**Dunston Road**  
 Approximate Gross Internal Area  
 1484 sq ft - 138 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

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		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE  
 Tel: 01429 891100  
 hartlepool@robinsonsteesvalley.co.uk  
 www.robinsonsteesvalley.co.uk

