



Front Street, Hart, TS27 3AJ
3 Bed - House - Detached
Or Nearest Offer £385,000

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



Front Street Hart, Hartlepool, TS27 3AJ

**** REDUCED **** 'Redsills' is set back on Front Street in the popular Village of Hart, nestled behind a beautiful stone wall and offering a generous plot which extends to approximately 0.17 acres. The home offers extended accommodation enhanced by an additional sitting room extension to the rear, whilst also benefitting from a detached garage with storage and conversion potential. We understand the main roof has been renewed in recent years, whilst further benefits include beautiful surrounding gardens, secure off street parking, gas central heating and uPVC double glazing.

The property is accessed via double gates to the side, with a driveway leading up to the detached garage with ample parking/hard standing space in front. The generous gardens enjoy a high degree of privacy, with a lower patio area and extensive raised lawn. The plot offers a great opportunity to further enhance, extend or possibly develop, subject to planning permission. A viewing comes highly recommended to appreciate the combined space, location, plot and potential on offer.

The full layout comprises: entrance hall with access to a useful guest cloakroom/WC, spacious open plan lounge and dining room with central staircase to the first floor, log burner and patio doors to the garden. The kitchen/breakfast room leads through to a useful utility room and through to the rear sitting room extension. To the first floor are three good size bedrooms, the master with en-suite potential, they are served by the family bathroom which incorporates a three piece suite and chrome fittings. The home has a wealth of traditional and character features which complements the home's original style.

Hart Village is located on the north side of Hartlepool with easy access to and from the surrounding areas. The village is served by two well regarded family pubs and Hart Primary School.

A rare and unique opportunity and offered with NO CHAIN INVOLVED. Contact Smith & Friends today.











GROUND FLOOR

ENTRANCE HALL

7'2 x 5'10 (2.18m x 1.78m)

Accessed via uPVC double glazed entrance door with matching side screen, tiled floor, dado rail, coving to ceiling, single radiator.

GUEST CLOAKROOM/WC

6' x 4'5 (1.83m x 1.35m)

Fitted with a modern two piece suite comprising: inset wash hand basin with chrome mixer tap and vanity cabinets below, concealed WC with matching back and granite vanity area above, 'stone' effect tiled flooring, tiling to splashback, coving to ceiling, extractor fan, chrome heated towel radiator.

OPEN PLAN LOUNGE & DINING ROOM

29'2 x 16'8 (8.89m x 5.08m)

LOUNGE AREA

Recessed multi-fuel stove with attractive stone alcoves, uPVC double glazed bow window to the front aspect, uPVC double glazed patio doors to the garden, mock beam ceiling, fitted carpet, two radiators.

DINING AREA

uPVC double glazed bow window to the front aspect, matching carpet and mock beam ceiling, double radiator, spindled staircase to the first floor.

KITCHEN/BREAKFAST ROOM

13'6 x 9' (4.11m x 2.74m)

Fitted with a range of cream 'shaker' style units to base and wall level with contrasting granite worktops incorporating an inset stainless steel sink with mixer tap, built-in electric oven with microwave above, separate four ring electric hob with extractor hood over, tiling to splashback, integrated dishwasher, three drawer base unit, tiled flooring, uPVC double glazed window, convector radiator.

INNER PASSAGE

Access to rear reception room and utility room.

UTILITY ROOM

6'11 x 7'9 (2.11m x 2.36m)

Space for free standing appliances including plumbing for washing machine and space for free standing fridge/freezer, Baxi Duo Tec gas central heating boiler, extractor fan, tiled flooring.

SITTING ROOM EXTENSION

18'11 x 15'2 (5.77m x 4.62m)

Offering a variety of uses, with uPVC double glazed bow window, uPVC double glazed French doors to the garden, fitted carpet, double radiator, additional single radiator.

FIRST FLOOR; LANDING

uPVC double glazed window, fitted carpet, dado rail, coving to ceiling, double radiator.

BEDROOM ONE

11'3 x 18' (3.43m x 5.49m)

A good size dual aspect master bedroom, with two uPVC double glazed windows, built-in wardrobes and shelving, fitted carpet, double radiator, access to walk-in storage room/wardrobe.

WALK-IN STORAGE CUPBOARD/POTENTIAL EN-SUITE

5'6 x 6'1 (1.68m x 1.85m)

Hanging rails and shelving, uPVC double glazed feature window. Offering great scope to be converted into an en-suite.

BEDROOM TWO

10'1 x 14'6 (3.07m x 4.42m)

uPVC double glazed window, built-in wardrobe, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

14'4 x 8'10 (4.37m x 2.69m)

uPVC double glazed window with attractive views of the garden, fitted carpet, mock beam ceiling, double radiator.

FAMILY BATHROOM/WC

7'10 x 5'10 (2.39m x 1.78m)

Fitted with a four piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, corner shower cubicle, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window, tiled flooring, chrome heated towel radiator.

EXTERNALLY

The property occupies a generous plot measuring approximately 0.17 of an acre. Double wrought iron gates open to the generous and private garden, with ample parking/hard standing space in front of the garage. The gardens feature patio and lawned areas, with a large apple tree, beautiful stone feature wall to the front and additional wrought iron access gate.

DETACHED GARAGE & WORKSHOP/STORAGE

A detached garage with workshop/storage. The garage area can be accessed via a roller door, with personal door to the workshop/storage room, additional personal door to the garage from the side.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1690 ft²
 157.1 m²

Reduced headroom
 10 ft²
 1 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.

GIRAFFE 360

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		EU Directive 2002/91/EC

79

55

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