**Ivanhoe Crescent, TS25 3JA**
**3 Bed - House - Mid Terrace**
**£105,000**

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

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# Ivanhoe Crescent
# Hartlepool TS25 3JA

*** NO CHAIN INVOLVED *** A deceptively spacious THREE BEDROOM mid terraced property offering a SOUTH FACING REAR GARDEN and useful off street parking. The home features a spacious open plan lounge and dining area, a kitchen/diner and a small sun room extension to the rear. It would make an ideal purchase for a first time buyer, family or investor, with an internal viewing recommended.

The accommodation briefly comprises: entrance hall with stairs to the first floor and access to the spacious open plan lounge and dining area. The dining area connects to the kitchen and sun room, while the kitchen includes a range of built-in and freestanding appliances. To the first floor are three good size bedrooms, served by a modern upgraded shower room and separate WC. Further benefits include uPVC double glazing and gas central heating.

Externally, the low maintenance block paved frontage is accessed via double wrought iron gates and provides useful off street parking. To the rear is an enclosed south facing garden with a useful brick outhouse. Ivanhoe Crescent is located off Inverness Road, via Owton Manor Lane, and is conveniently placed for local schools and amenities.

**GROUND FLOOR**

**ENTRANCE HALL**
5'11 x 6'2 (1.80m x 1.88m)
Accessed via uPVC double glazed entrance door, staircase to the first floor, double radiator, access to:

**LOUNGE/DINING ROOM**
12'5 x 18'1 (3.78m x 5.51m)
A spacious room with uPVC double glazed window to the front aspect, uPVC double glazed patio doors to the sun room, feature fire surround with inset gas fire, fitted carpet, coving to ceiling, double radiator.

**SUN ROOM EXTENSION**
7'1 x 4'1 (2.16m x 1.24m)
uPVC double glazed door to the rear garden.

**OPEN PLAN KITCHEN/DINER**
13'11 x 16'11 (4.24m x 5.16m)
Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, tiling to splashback, recess for washing machine, fridge and separate freezer (all included if required), uPVC double glazed windows to the front and rear aspects, 'tile' effect laminate flooring with fitted carpet to the dining area, under stairs storage cupboard, coving and panelling to the ceiling, double radiator.

**FIRST FLOOR**

**LANDING**
uPVC double glazed window overlooking the rear garden, fitted carpet, coved ceiling, hatch to loft space.

**BEDROOM ONE**
10'6 x 10'8 (3.20m x 3.25m)
A good size master bedroom with mirror fronted sliding wardrobes, storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, coved ceiling, single radiator.

**BEDROOM TWO**
8'7 x 12'3 (2.62m x 3.73m)
Built-in over stairs wardrobe, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

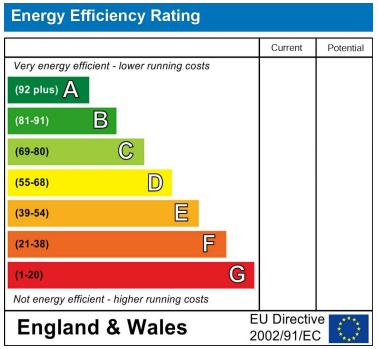
**BEDROOM THREE**
9'3 x 7'2 (2.82m x 2.18m)
uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

**SHOWER ROOM**
5'5 x 5'4 (1.65m x 1.63m)
Refitted with a modern two piece suite and chrome fittings comprising: double shower with protective glass screen, corner wash hand basin with central mixer tap, attractive tiling to walls, uPVC double glazed window to the rear aspect, wall mounted vanity mirror, chrome heated towel radiator.

**SEPARATE WC**
4'10 x 2'7 (1.47m x 0.79m)
Fitted with a low level WC in white, tiled walls, uPVC double glazed window to the rear aspect.

**EXTERNALLY**
The property features a low maintenance block paved front enclosed by a brick boundary wall with double wrought iron gates opening to provide useful off street parking. The enclosed south facing rear garden should, again, prove to be low maintenance being predominantly paved with planted areas, fenced boundaries and timber storage shed.

**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.




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.

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