



**Jesmond Road, TS26 0HN**  
**4 Bed - House - End Terrace**  
**£199,950**

**EPC Rating: F**  
**Tenure: Freehold**  
**Council Tax Band: B**

 **SMITH &  
FRIENDS**  
ESTATE AGENTS

 **SMITH &  
FRIENDS**  
ESTATE AGENTS

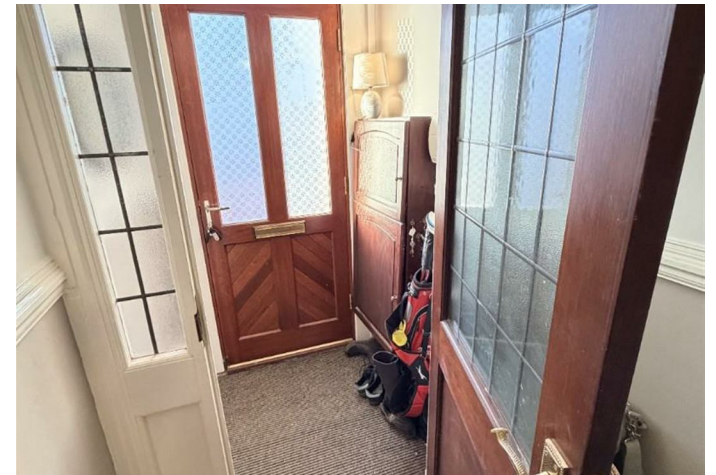


## Jesmond Road Hartlepool, TS26 0HN

A most impressive FOUR BEDROOM end terraced property offering spacious and well proportioned accommodation ideal for family requirements. The home features TWO GENEROUS RECEPTION ROOMS, stunning kitchen/breakfast room and a recently converted garage/home office. The versatile layout is spread over three floors with a clever blend of traditional features and modern upgrades. The accommodation is warmed by gas central heating, benefits from uPVC double glazing and comes with an electric car charger point. This unique home occupies a good size plot with a spacious rear garden, long driveway, car port and includes a useful workshop. An internal viewing comes recommended to appreciate the space on offer.

In brief the full layout comprises: entrance vestibule through to a deep and inviting entrance hall with stairs to the first floor and access to two generous reception rooms, both of which benefit from traditional fire surrounds, with the rear reception room benefitting from French doors to the rear garden. The kitchen/breakfast room offers an enviable place for entertaining family and friends with attractive units, integrated appliances, granite worktops and 'Inglenook' style fire with multi-fuel stove. The rear lobby gives access to a useful guest cloakroom/WC. To the first floor, from the half landing is access to a large family bathroom which incorporates a four piece suite and chrome fittings with walk-in shower and free standing bath. The main landing gives access to three bedrooms, two doubles and one single, with a fixed staircase leading up to a large fourth bedroom.

Externally is a low maintenance palisade style front, with a long driveway and car port to the side. The enclosed rear garden has lawn and patio areas, whilst providing access to the recently converted garage which is currently used a home office with great flexibility. Jesmond Road is located within a short stroll of schools and amenities. VIEWING RECOMMENDED.















**GROUND FLOOR**

**ENTRANCE VESTIBULE**

Panelled double glazed entrance door with fanlight above, dado rail, high coved ceiling, glazed internal door with matching side screens and fanlight above through to the entrance hall.

**ENTRANCE HALL**

A deep entrance hall with attractive LVT flooring, spindled staircase to the first floor with newel post and under stairs storage cupboard, dado rail, deep coving to ceiling, double radiator, access to both reception rooms and kitchen.

**LOUNGE**

13'11 x 14'1 (4.24m x 4.29m)

A good size lounge with a large uPVC double glazed bay window to the front aspect, attractive 'period' style fire surround with inset cast iron fire and slate base, fitted carpet, picture rail, deep coving to ceiling, central ceiling rose, convector radiator.

**REAR RECEPTION ROOM**

14'3 x 11'7 (4.34m x 3.53m)

Currently used as a dining room with traditional fire surround, uPVC double glazed patio doors to the rear garden, fitted carpet, picture rail, deep coving to ceiling, central ceiling rose, convector radiator.

**KITCHEN/BREAKFAST ROOM**

26'4 x 9'9 (8.03m x 2.97m)

Fitted with a modern range of high gloss units to base and wall level with attractive 'sparkling granite' style worktops with matching splashback incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in oven with warming tray below, separate touch hob with canopy housing extractor hood over, integrated microwave, dishwasher, washing machine and dryer, recess with wine cooler included, space for free standing fridge/freezer, attractive LVT flooring, two uPVC double glazed windows giving a good degree of natural light, 'Inglenook' style fireplace with recessed multi-fuel fire, coving and inset spotlighting to the ceiling, two modern wall mounted vertical radiators.

**REAR LOBBY**

Panelled door to the rear garden, tiled walls, access to:

**GUEST WC**

Concealed WC in white with gloss back and vanity area above, matching tiling to walls.

**FIRST FLOOR**

**HALF LANDING**

uPVC double glazed window to the side aspect, dado rail, fitted carpet, access to the family bathroom.

**FAMILY BATHROOM/WC**

8'2 x 9'11 (2.49m x 3.02m)

An impressive family bathroom which incorporates a free standing bath with central mixer tap and shower attachment, walk-in fully tiled shower area with chrome 'waterfall' style shower over,

inset wash hand basin with central mixer tap and vanity stand below, close coupled WC, bidet, attractive tiling to further splashback areas, laminate flooring, uPVC double glazed window to the side aspect, built-in storage cupboard, coving and inset spotlighting to ceiling, hatch to loft space, convector radiator.

**MAIN LANDING**

Access to three bedrooms, dado rail, turned staircase to the second floor.

**BEDROOM ONE**

14'4 x 12'5 (4.37m x 3.78m)

uPVC double glazed window to the rear aspect, fitted carpet, dado rail, coving to ceiling, convector radiator.

**BEDROOM TWO**

14' x 12'5 (4.27m x 3.78m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

**BEDROOM THREE**

10'1 x 6'11 (3.07m x 2.11m)

uPVC double glazed window to the front aspect, fitted carpet, dado rail, coving to ceiling, convector radiator.

**SECOND FLOOR LANDING**

Double glazed 'Velux' style window, built-in storage cupboard, access to:

**BEDROOM FOUR**

11'5 x 12'4 (3.48m x 3.76m)

Double glazed 'Velux' style window to the front aspect, attractive cast iron fire surround, fitted carpet, eaves storage.

**EXTERNALLY**

The property features a low maintenance palisade style front enclosed by a brick boundary wall with wooden gate. A paved driveway to the side of the property provides useful off street parking, with pod point electric charger. A car port provides further secure off street parking and leads through to the converted garage and rear garden. The garage has been converted into a home study/games room with potential for further use. The generous rear garden has a large lawn area, paved patio, enclosed area and raised pebbled area. The rear garden also enjoys a good degree of privacy.

**CONVERTED GARAGE (HOBBY ROOM/STUDY)**

20'8 x 8'11 (6.30m x 2.72m)

uPVC double glazed French doors from the rear garden, modern laminate flooring, inset spotlighting to the ceiling, wall mounted television point. The hobby room/study has a ceiling height of 6'2 (1.88m).

**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		EU Directive 2002/91/EC

71

38

Approximate total area<sup>m</sup>  
1837 ft<sup>2</sup>  
170.7 m<sup>2</sup>

(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.

GIRAFFE360



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