



An impressive and extended three bedroom semi detached house which enjoys superb views over open countryside to the front. Features include gas central heating and impressive uPVC double and triple glazing.

Briefly comprising: entrance hallway, downstairs toilet, through lounge and dining room, opening into the conservatory, and a lovely refitted kitchen including built-in oven, hob and extractor. On the first floor are three bedrooms and a superb shower room fitted with a white suite. Externally are gardens to front and rear, plus a driveway to the rear leads to the larger than usual detached garage. The property is nicely appointed throughout and was built by Yuill Homes to the 'Grange' design with a spacious layout, ideal for family requirements. Early viewing is strongly recommended.

**Newark Road, Hartlepool, TS25 2JX**

**3 Bed - House - Semi-Detached**

**£175,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**





**Newark Road, Hartlepool, TS25 2JX**



## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

uPVC double glazed glass panelled door, staircase to first floor landing, radiator, under stairs storage.

### **DOWNSTAIRS TOILET**

Low level WC and wash hand basin with vanity storage.

### **OPEN PLAN LOUNGE DINING AREA**

**29'1 x 12'0 max (8.86m x 3.66m max)**

### **LOUNGE AREA**

**18'7 x 12'1 (5.66m x 3.68m)**

uPVC double glazed bow window to front aspect, radiator, archway to the dining area.

### **DINING AREA**

**10'5 x 8'8 (3.18m x 2.64m)**

uPVC double glazed sliding patio doors opening into the conservatory.

### **BREAKFAST KITCHEN**

**17'8 x 8'2 (5.38m x 2.49m)**

Fitted with a range of white 'shaker' style wall, base and drawer units with contrasting 'woodblock' effect worktops and breakfast bar, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear, radiator, door into the conservatory.

### **CONSERVATORY**

**11'8 x 10'7 (3.56m x 3.23m)**

Radiator, uPVC double glazed door opening onto the rear garden.

## **FIRST FLOOR**

### **LANDING**

uPVC double glazed window to side, loft access (retractable ladder and boarded).

### **BEDROOM 1 (front)**

**13'1 x 11'6 (3.99m x 3.51m)**

uPVC triple glazed window to front, built-in wardrobes, radiator.

### **BEDROOM 2 (rear)**

**11'7 x 9'3 (3.53m x 2.82m)**

uPVC double glazed window to rear, radiator.

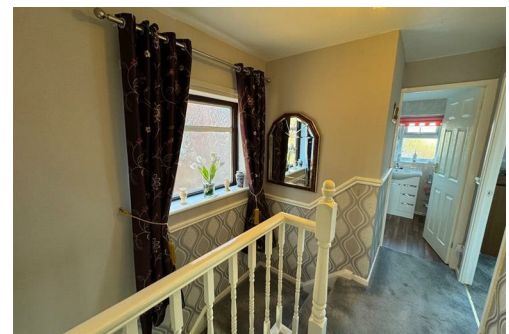
### **BEDROOM 3 (front)**

**8'11 x 6'11 (2.72m x 2.11m)**

uPVC double glazed window to front, built-in storage cupboard, radiator.

### **FAMILY BATHROOM/WC**

Modern white and chrome suite comprising: double width walk-in shower cubicle, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, uPVC double glazed window, radiator.



## Newark Road, Hartlepool, TS25 2JX

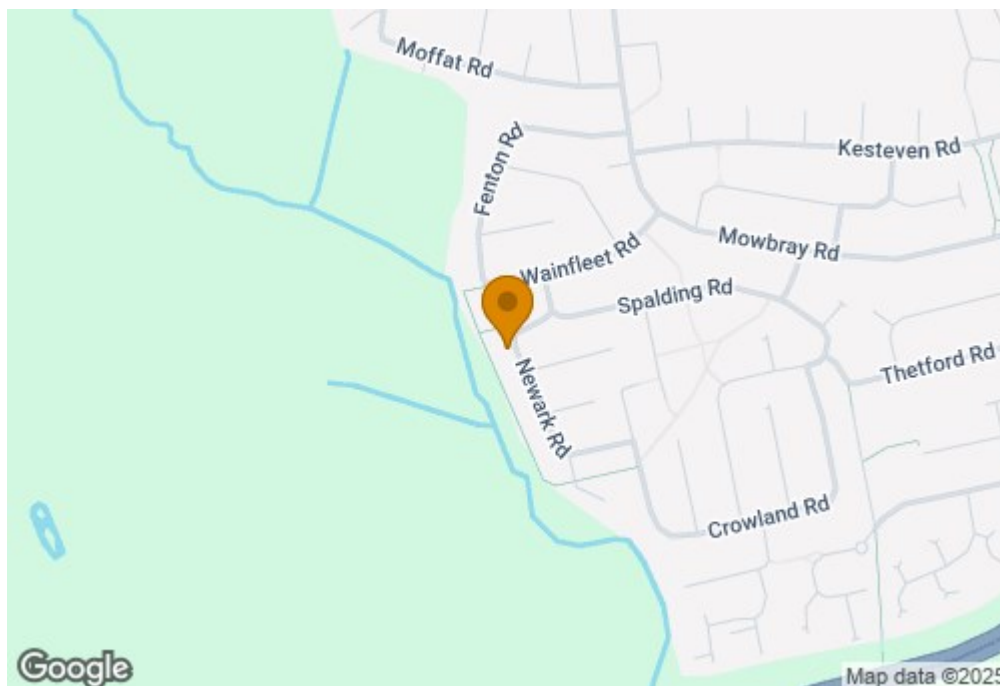


### EXTERNALLY

With immaculate gardens to front and rear. The enclosed rear garden is well established, mainly laid to lawn with well stocked borders and sunny patio area. The GARAGE and driveway are accessed to the rear of the property. The open plan front garden is laid to lawn again with well stocked established borders.

### 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.





Newark road

Approximate Gross Internal Area  
1284 sq ft - 119 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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	

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

