



A well presented THREE BEDROOM end terraced property occupying a pleasant corner position with gardens to three sides and useful off street parking. The home offers EXTENDED ACCOMMODATION with a modern kitchen and shower room, whilst further benefitting from gas central heating and uPVC double glazing. An ideal purchase for a first time buyer or young family, with an internal viewing recommended. The full layout comprises: entrance porch through to the entrance vestibule with stairs to the first floor and through to the lounge, the extended kitchen/diner is fitted with a modern range of gloss units to base and wall level with a built-in double oven, hob and extractor included. The rear lobby gives access to the extended shower room/utility which incorporates a three piece suite, chrome fittings and space for a washing machine and dryer. To the first floor are three good size bedrooms. Externally are gardens to three sides. Double timber gates at the rear open to provide secure off street parking for two cars. Chatham Gardens is well situated within walking distance of schools and amenities. **VIEWING RECOMMENDED.**

**Chatham Gardens, Hartlepool, TS24 8HJ**

**3 Bedroom - House - End Terrace**

**£85,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**





## **GROUND FLOOR**

### **ENTRANCE PORCH**

**8'1 x 2'10 (2.46m x 0.86m)**

Access to the front via uPVC double glazed entrance door, uPVC double glazed windows, panelled internal door with attractive glazed insert giving access to the entrance vestibule.

### **ENTRANCE VESTIBULE**

Cloaks rack, stairs to the first floor, fitted carpet, double radiator, internal door to the lounge.

### **LOUNGE**

**16'11 x 11'3 (5.16m x 3.43m)**

A good size lounge with uPVC double glazed window to the front aspect, attractive feature fire surround, fitted carpet, useful under stairs storage cupboard, television point, convector radiator, access to:

### **EXTENDED KITCHEN/DINER**

#### **DINING AREA**

**14'11 x 7'3 (4.55m x 2.21m )**

Modern laminate flooring, uPVC double glazed French doors to the garden, dado rail, convector radiator.

#### **KITCHEN AREA**

**9'2 x 6'9 (2.79m x 2.06m)**

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback incorporating an inset single drainer sink with modern spray mixer tap, built-in double oven with separate four ring gas hob and extractor hood over, recess for fridge/freezer, recess with plumbing for dishwasher, uPVC double glazed window to the rear aspect, matching laminate flooring.

#### **REAR LOBBY**

**6'9 x 2'8 (2.06m x 0.81m)**

uPVC double glazed door to the rear garden, matching laminate flooring, access to:

### **EXTENDED GROUND FLOOR SHOWER ROOM & UTILITY**

**14' x 5'5 (4.27m x 1.65m)**

Fitted with a modern three piece suite and chrome fittings comprising: double shower with chrome overhead shower and protective glass shower screen, inset 'vanity' style wash hand basin with chrome mixer tap, vanity mirror above and storage below, down lighting, concealed WC with matching back and vanity area above, matching eye-level vanity unit, uPVC double glazed window to the rear aspect, convector radiator, plumbing for washing machine, space for tumble dryer above.

## **FIRST FLOOR**

### **LANDING**

Accessed via turned staircase with uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space, access to:

### **BEDROOM ONE**

**17'4 x 9'5 (5.28m x 2.87m)**

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, over stairs storage cupboard, convector radiator.





**BEDROOM TWO**

**9'11 x 9'2 (3.02m x 2.79m)**

uPVC double glazed window to the rear aspect, built-in storage cupboard with overhead storage space, fitted carpet, convector radiator.

**BEDROOM THREE**

**9'4 x 7'4 (2.84m x 2.24m)**

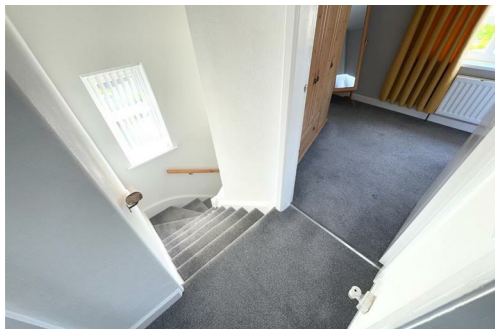
uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

**EXTERNALLY**

The property occupies a prominent corner position with gardens to three sides, the front garden is predominantly lawned with a raised privacy hedge, paved walkway and wrought iron gate. The side and rear gardens are predominantly paved, with double gates opening to provide useful off street parking for two cars. A timber storage shed is included in the asking price.

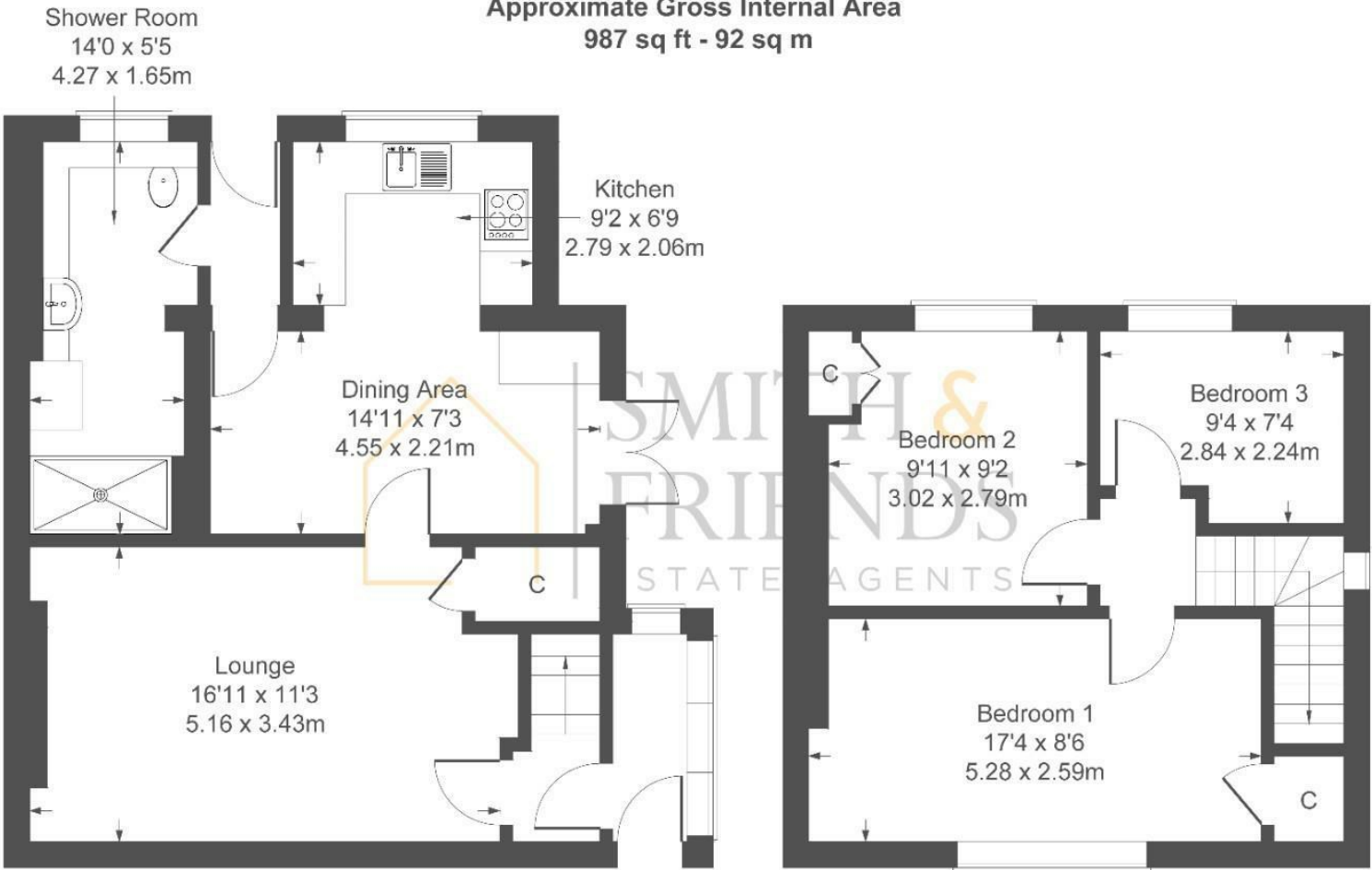
**NB**

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.



# Chatham Gardens

Approximate Gross Internal Area  
987 sq ft - 92 sq m



GROUND FLOOR

FIRST FLOOR

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. We 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		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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