



**Hart Lane, TS26 8NW**  
**3 Bed - House - Mid Terrace**  
**£97,500**

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



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## Hart Lane, TS26 8NW

\*\*\*REDUCED\*\*\*A deceptively spacious THREE BEDROOM mid terraced property which features TWO RECEPTION ROOMS and a first floor bathroom. The home offers a generous SOUTH FACING REAR GARDEN with larger than average garage, whilst further benefits include gas central heating and uPVC double glazing. An ideal purchase for a first time buyer, family or possible investment opportunity, with a layout which briefly comprises: entrance hall with stairs to the first floor, bay fronted lounge, generous full width rear reception room, kitchen, utility area and ground floor WC. To the first floor are three bedrooms, bedrooms one and two benefitting from fitted wardrobes, they served by the shower/wet room. Externally is a low maintenance front, with a long south facing rear garden which incorporates lawn and paved areas. A larger than average garage is located at the rear off the property, with potential for off street parking. Sacred Heart Primary School is located adjacent, with Hartlepool town centre being within strolling distance.

### GROUND FLOOR

#### ENTRANCE HALL

5'5 x 11'11 (1.65m x 3.63m)

Accessed via uPVC double glazed entrance door with matching side screen and fanlight above, spindled staircase to the first floor with newel post, delft rack, radiator with cover included, access to both reception rooms.

#### FRONT LOUNGE

10'3 x 14'4 (3.12m x 4.37m)

uPVC double glazed curved bay window to the front aspect with curved radiator, feature fire surround with 'marble' style back and base, inset gas fire.

#### REAR RECEPTION ROOM

16'3 x 11'2 (4.95m x 3.40m)

A full width rear reception room offering ample and seating and dining space, with uPVC double glazed window to the rear aspect, feature fire surround, under stairs storage cupboard, single radiator, access to:

#### KITCHEN

6'3 x 11'1 (1.91m x 3.38m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess with plumbing for washing machine, glass fronted display cabinet to eye-level, uPVC double glazed window to the side aspect, tiled flooring, single radiator, access to:

#### UTILITY AREA

6'9 x 5'10 (2.06m x 1.78m)

Gas cooker point, space for free standing fridge/freezer, matching tiled flooring, uPVC double glazed door to the rear garden with matching side screen and fanlight above, useful shelved storage cupboard.

#### GROUND FLOOR WC

3'5 x 2'7 (1.04m x 0.79m)

Fitted with a low level WC in white, uPVC double glazed window to the rear aspect, matching tiled flooring.

#### FIRST FLOOR LANDING

Access to both bedrooms, shower room and hatch to loft space.

#### BEDROOM ONE

7'10 x 11'11 (2.39m x 3.63m)

Wall to wall fitted wardrobes, uPVC double glazed window to the front aspect, single radiator.

#### BEDROOM TWO

8'8 x 10'11 (2.64m x 3.33m)

Built-in storage to both alcoves with concealed Worcester gas central heating boiler, uPVC double glazed window to the rear aspect.

#### BEDROOM THREE

5'7 x 6'11 (1.70m x 2.11m)

uPVC double glazed window to the front aspect, single radiator.

#### SHOWER ROOM/WET ROOM

5'10 x 5'8 (1.78m x 1.73m)

Walk-in shower area with electric shower, wall mounted wash hand basin with dual taps, low level WC, attractive tiling to walls, low maintenance panelling to ceiling, grip flooring, uPVC double glazed window to the rear aspect, single radiator.

#### EXTERNALLY

The property features a low maintenance paved front enclosed by a brick boundary wall with wrought iron railing and matching gate. The generous south facing rear garden should prove to be a suntrap in the summer months, with patio areas, lawn, planting areas and fenced boundaries. A gate to the rear leads through to the back alley with access to the detached garage.

#### GARAGE

19'7 x 9'5 (5.97m x 2.87m)

Up and over access door from the rear alley, personal door from the rear garden, window to the rear aspect.

#### 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



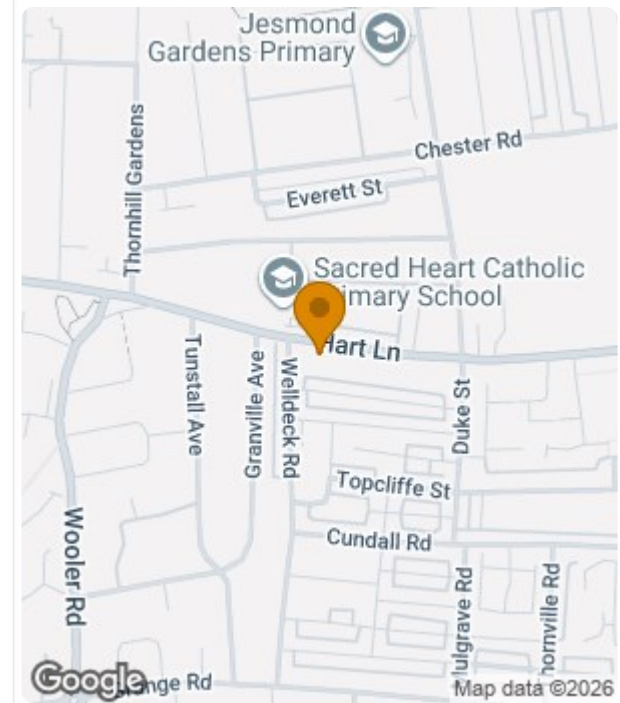
Floor 1

Approximate total area<sup>1)</sup>  
832 ft<sup>2</sup>  
77.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>80</b>
(39-54) <b>E</b>	<b>67</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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