



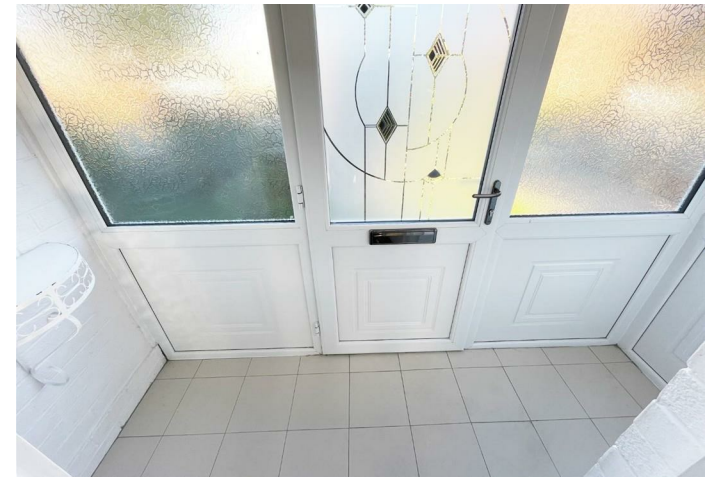
Maxwell Road, TS25 3QH
3 Bed - House - Semi-Detached
Asking Price £125,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Maxwell Road Hartlepool, TS25 3QH

REDUCED WAS £130,000 NOW £125,000 *** NO CHAIN INVOLVED *** RARELY AVAILABLE *** A spacious and well proportioned three bedroom end terraced property offering accommodation ideal for a wide variety of buyers. The home occupies a pleasant position on Maxwell Road linking directly to Mowbray Road on the Fens Estate with a WEST FACING REAR GARDEN, LONG DRIVEWAY & GENEROUS DETACHED GARAGE. An internal viewing comes highly recommended to appreciate the potential on offer, with other features including gas central heating and uPVC double glazing. In brief the layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to a spacious through lounge/dining room, the generous kitchen/diner is fitted with units to base and wall level with built-in oven, hob and extractor. The rear porch opens to the rear garden, whilst to the first floor are three good sized bedrooms and a shower room with separate WC. Externally are gardens to the front and rear, with a long block paved driveway providing useful off street parking/hard standing space, whilst leading to the garage and through to the enclosed rear garden which enjoys a high degree of privacy. Maxwell Road is located in a popular part of Owton Manor connecting to the Fens Estate with easy access to schools and amenities.











GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed side screens, tiled flooring, door through to the entrance hall with glazed inserts and glazed side screen.

ENTRANCE HALL

Staircase to the first floor, fitted carpet, dado rail, single radiator, access to:

LOUNGE/DINING ROOM

21'3 x 12'4 (6.48m x 3.76m)

A generous dual aspect room with uPVC double glazed window to the front aspect, double glazed patio doors to the rear, feature fire surround with marble back and base with an inset 'coal' effect electric fire, fitted carpet, dado rail, coving to ceiling, fitted wall lights, single radiator, access door to kitchen/diner.

KITCHEN/DINER

18'2 x 13'4 (5.54m x 4.06m)

Fitted with a range of units to both base and wall level with roll-top work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above, tiling to splashback, glass fronted display cabinets to eye level, four drawer unit to base level, corner shelving to eye level unit, space for free standing fridge/freezer, useful under stairs storage cupboard, Ideal Logic Combi C30 boiler (installed in April 2019), double glazed patio doors to the rear garden, dado rail, coving to ceiling, glazed door through to:

REAR PORCH

uPVC double glazed windows and door to the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, hatch to loft space, access to:

BEDROOM ONE

12'4 into wardrobe x 9'6 (3.76m into wardrobe x 2.90m)

Modern wall to wall mirror fronted wardrobes, uPVC double glazed window to the front aspect, fitted carpet, dado rail, coving to ceiling, single radiator.

BEDROOM TWO

12'3 x 11'9 (3.73m x 3.58m)

Offering a good degree of natural light with uPVC double glazed

windows to the front and side aspects, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

11'5 x 9'5 (3.48m x 2.87m)

Built-in wardrobes with overhead storage space, built-in storage cupboard, uPVC double glazed window overlooking the rear garden, fitted carpet, dado rail, coving to ceiling, single radiator.

SHOWER ROOM

Fitted with a two piece suite comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, pedestal wash hand basin with chrome mixer tap, PVC panelling to splashback, double glazed window to the rear aspect, single radiator.

SEPARATE WC

Fitted with a low level WC, tiling to walls and flooring, window to the rear aspect.

OUTSIDE

The property features a part lawned front garden with a block paved driveway providing useful off street parking. Double wrought iron gates open to a further block paved area providing additional off street parking/secure hard standing space, whilst leading to the garage. The enclosed rear garden enjoys a westerly aspect, meaning it should prove to be a suntrap in the summer months with paved patio area, lawn and well established border.

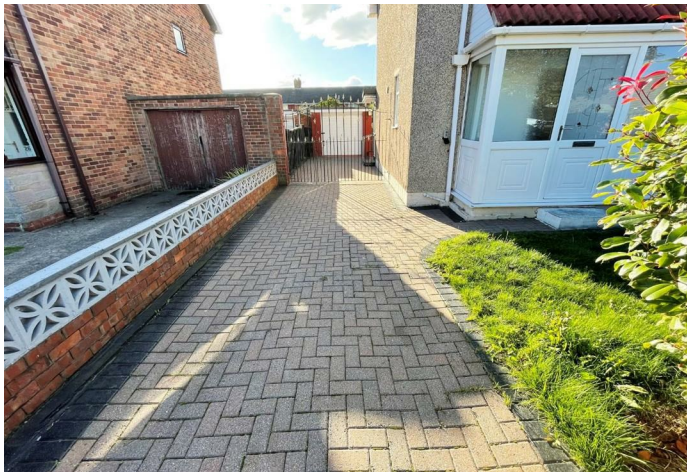
GARAGE

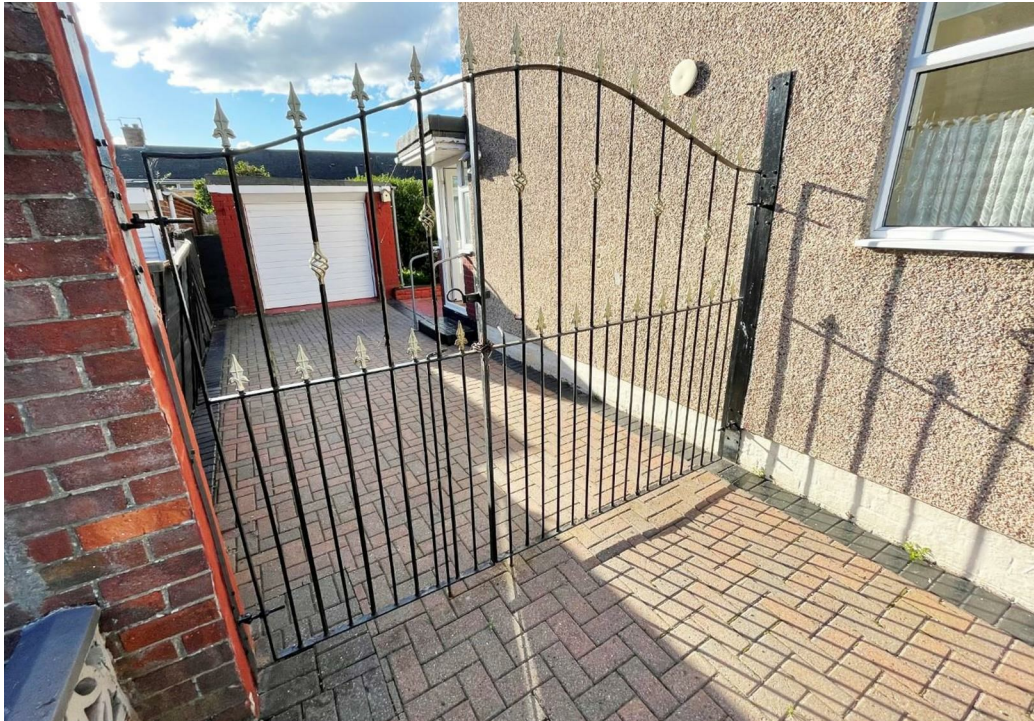
21' x 9'6 (6.40m x 2.90m)

A generous detached brick built garage accessed via an up and over door to the front, two uPVC double glazed windows.

NB

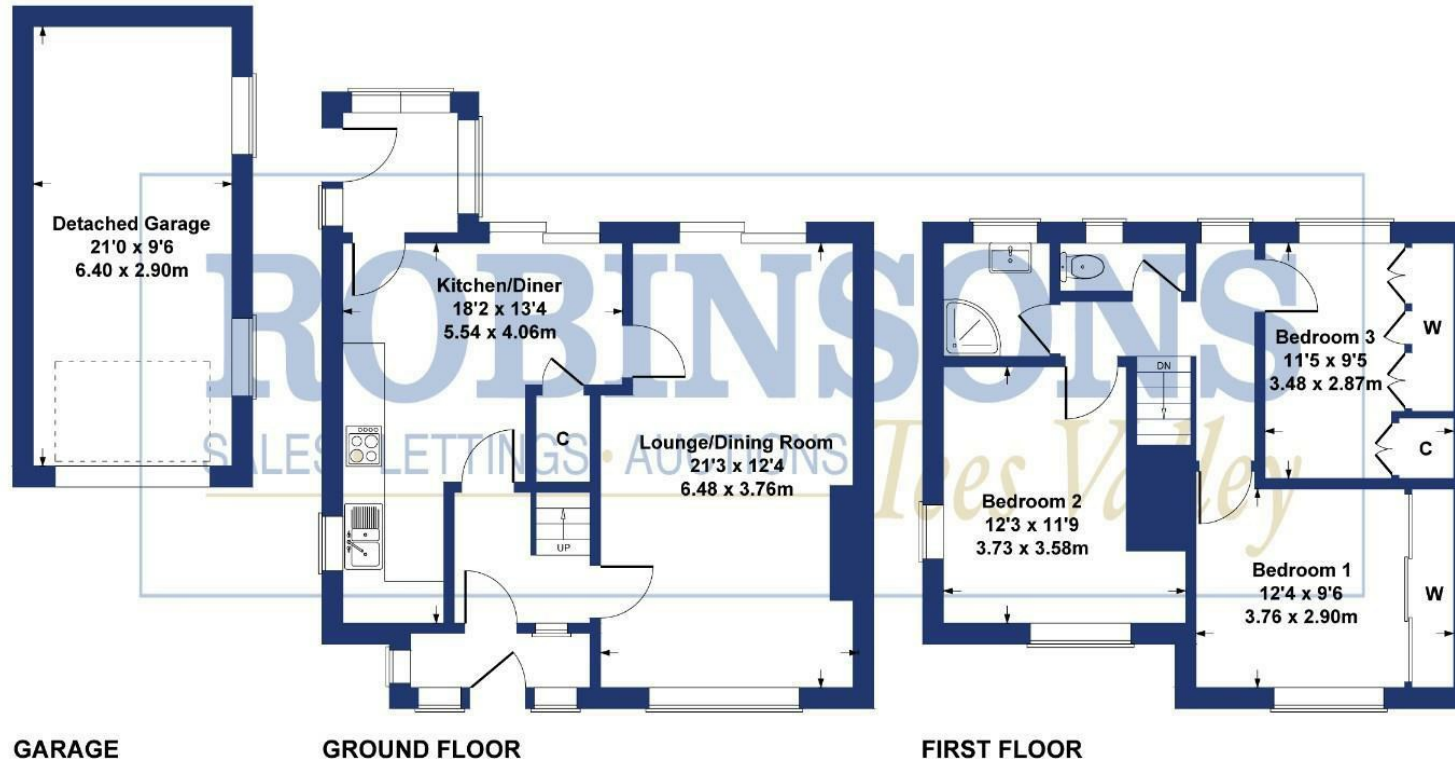
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Maxwell Road
 Approximate Gross Internal Area
 1225 sq ft - 114 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services..

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