



Eamont Gardens, TS26 9JD
3 Bed - House - Mid Terrace
£165,000

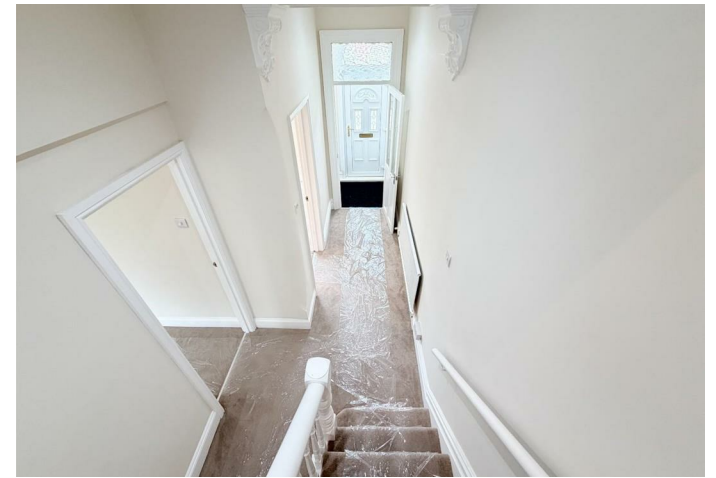
EPC Rating: D
Tenure: Freehold
Council Tax Band: B



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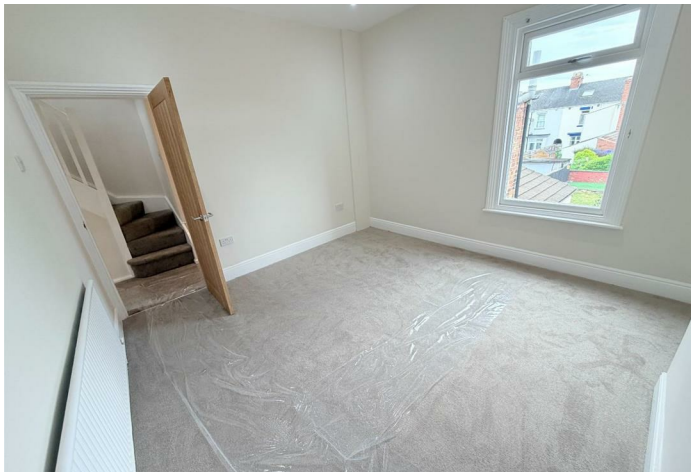
Eamont Gardens Hartlepool, TS26 9JD

*** NO CHAIN INVOLVED *** An impressive THREE BEDROOM mid terraced property offering spacious accommodation with TWO RECEPTION ROOMS and useful attic room. The home features recently upgraded and decorated accommodation with new flooring, modern kitchen and recently upgraded family bathroom. The useful attic room offers a variety of uses and is divided into two areas. The accommodation further benefits from gas central heating and uPVC double glazing. The full layout comprises: entrance vestibule through to a generous entrance hall with stairs to the first floor and access to both reception rooms, a study/through room links to the modern kitchen/diner and useful ground floor shower room. To the first floor, from the half landing is access to the beautiful family bathroom which incorporates a four piece suite and chrome fittings. The main landing gives access to three bedrooms and up to a useful attic room which would make an ideal work from home office. Externally is a low maintenance front and generous rear garden. Eamont Gardens is located within close proximity of schools and amenities and within a short stroll of Hartlepool town centre. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, newly fitted carpet, part panelled walls, high coving to ceiling, glazed internal door with fanlight above giving access to the entrance hall.

ENTRANCE HALL

A deep entrance hall which incorporates a spindled staircase to the first floor with newel post and under stairs storage cupboard, newly fitted carpet, high coving to ceiling, feature archway, downlighting, double radiator, additional single radiator, upgraded internal doors.

FRONT LOUNGE

12'10 x 14'2 (3.91m x 4.32m)
A good size family lounge with a large uPVC double glazed bay window to the front aspect, 'period' style fire surround with 'marble' style back and base, inset 'coal' effect gas fire, newly fitted carpet, dado rail, picture rail, deep coving to ceiling, inset spotlighting, convector radiator.

REAR RECEPTION ROOM

10'11 x 15'8 (3.33m x 4.78m)
uPVC double glazed bay window looking out to the rear garden, feature fire surround with 'marble' style back and base, chrome 'coal' effect inset gas fire, newly fitted carpet, deep coving to ceiling, inset spotlighting, double radiator to bay.

THROUGH ROOM/STUDY AREA

4'3 x 11'7 (1.30m x 3.53m)
Beautiful 'period' style fire surround with tiled cast iron insert and marble base, newly fitted carpet, inset spotlighting to the ceiling, cloaks area, access to ground floor shower room, archway into the kitchen.

GROUND FLOOR SHOWER ROOM

3' x 10'7 (0.91m x 3.23m)
Fitted with a modern three piece suite comprising: large shower cubicle with chrome frame, glass panelled door and electric shower, wash hand basin with mixer tap and vanity stand below, low level WC, tiling to splashback, 'tile' effect laminate flooring, uPVC double glazed window, double radiator.

KITCHEN/DINER

8'9 x 17'9 (2.67m x 5.41m)
Fitted with a range of white gloss units to base and wall level with brushed stainless steel handles and complementing work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for free standing cooking range including double oven and five ring gas hob, tiled splashback, extractor hood over, downlighting to eye-level units, recess with plumbing for washing machine, recess with plumbing for dishwasher, 'laminate' effect tiled flooring, large uPVC double glazed window to the rear aspect, uPVC double glazed French doors with matching side screens to the rear garden, convector radiator, inset spotlighting to the ceiling, convector radiator, additional single radiator.

FIRST FLOOR

HALF LANDING

Newly fitted carpet, access to the family bathroom.

FAMILY BATHROOM/WC

8'9 x 10'9 (2.67m x 3.28m)
Fitted with a modern four piece suite and chrome fittings comprising: inset bath with tiled surround and central mixer tap, raised double shower cubicle with chrome frame, glass panelled sliding door and chrome overhead shower with separate attachment, inset wash hand basin with central mixer tap and white gloss vanity drawers below, close coupled WC, beautiful tiling to splashback areas, being full height to shower level, matching tiled flooring, built-in storage cupboard housing Ideal Exclusive gas central heating boiler, uPVC double glazed window to the rear aspect, inset spotlighting to the ceiling, extractor fan, chrome heated towel radiator.

MAIN LANDING

Newly fitted carpet, upgraded internal doors, turned staircase with under stairs storage giving access to the attic room.

BEDROOM ONE

11'11 x 13'5 (3.63m x 4.09m)
A good size master bedroom with uPVC double glazed bay window to the front aspect, newly fitted carpet, inset spotlighting to the ceiling, single radiator.

BEDROOM TWO

12'9 x 11'8 (3.89m x 3.56m)
A generous second bedroom with uPVC double glazed window to the rear aspect, newly fitted carpet, inset spotlighting to the ceiling, single radiator.

BEDROOM THREE

6'9 x 10'1 (2.06m x 3.07m)
uPVC double glazed window to the front aspect, newly fitted carpet, inset spotlighting to the ceiling, single radiator.

ATTIC ROOM ONE

9'4 x 10'1 (2.84m x 3.07m)
Divided into two areas, with a study area and built-in wardrobe with hanging rail, double glazed Velux window, newly fitted carpet, inset spotlight, socket and single radiator, door through to:

ATTIC ROOM TWO

7'9 x 10'1 (2.36m x 3.07m)
Built-in storage/wardrobe with hanging rail, additional double glazed Velux window, newly fitted carpet, inset spotlight, power points, fitted worktop/dressing area with radiator below.

EXTERNALLY

The property features a low maintenance palisade to the front, with a shared passage and gated access leading through to the generous enclosed rear garden with paved patio areas, lawn, part fenced and part brick boundary.

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	57	70
	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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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