



A deceptively spacious THREE BEDROOM end terraced property offering extended accommodation ideal for a wide variety of buyers. The home is pleasantly positioned with a low maintenance front, drive and generous SOUTH FACING REAR GARDEN. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule with stairs to the first floor and access to a good size family lounge which links to a full width dining room and through to the kitchen, with the rear lobby giving access to the modern ground floor bathroom which incorporates a three piece white suite and chrome fittings. To the first floor are three bedrooms and externally is a low maintenance block paved front which allows useful off street parking, the generous south facing rear garden has lawn, paved and decked patio areas, with a timber storage shed included. Challoner Road is well situated within close proximity of schools and amenities.

Challoner Road, Hartlepool, TS24 8HY

3 Bedroom - House - End Terrace

Offers In The Region Of £100,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Challoner Road, Hartlepool, TS24 8HY

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, staircase to the first floor, fitted carpet, access to:

FAMILY LOUNGE

11'3 x 15'11 (3.43m x 4.85m)

A good size family lounge with three uPVC double glazed windows to the front aspect, fitted carpet, wall mounted electric fire, coving to ceiling, useful under stairs storage cupboard, double radiator, glazed internal door through to the dining room.

DINING ROOM

7'6 x 20'10 (2.29m x 6.35m)

uPVC double glazed window to the rear aspect, 'laminated' style vinyl flooring, coving and inset spotlighting to the ceiling, fitted units matching with the kitchen area, double radiator, archway through to the kitchen.

KITCHEN

7'9 x 7'10 (2.36m x 2.39m)

Fitted with a range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for washing machine, concealed gas central heating boiler, three drawer base unit, tiled floor, uPVC double glazed window to the side aspect.

REAR LOBBY

Space for free standing fridge/freezer, uPVC double glazed door to the rear garden, matching tiled flooring, access to:

BATHROOM/WC

5'9 x 7'9 (1.75m x 2.36m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower over with separate attachment, protective glass shower screen, inset wash hand basin with central mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, modern panelling to walls and ceiling, inset spotlighting, uPVC double glazed window to the side aspect, chrome heated towel radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

9'10 x 16'11 (3.00m x 5.16m)

A good size master bedroom with three uPVC double glazed windows to the front aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM TWO

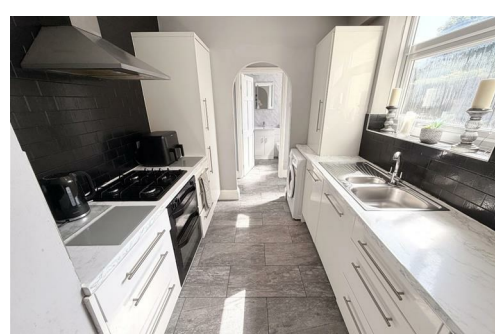
9'1 x 11' (2.77m x 3.35m)

uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

7'6 x 9'5 (2.29m x 2.87m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.



EXTERNALLY

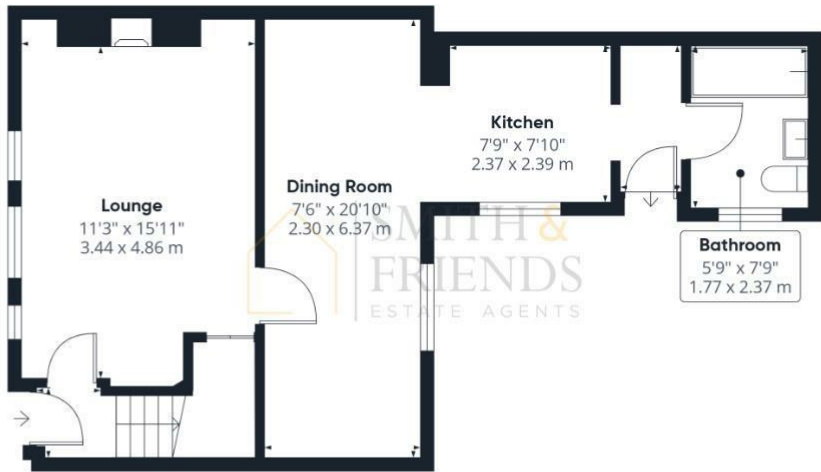
The property features a low maintenance, block paved front, with wrought iron railings and off street parking. The enclosed south facing rear garden incorporates lawn, paved and decked areas, with fenced boundaries and a useful timber storage shed included.

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	80	84
EU Directive 2002/91/EC		



Ground Floor



Floor 1

Approximate total area^m
839 ft²
77.9 m²

(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



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.

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