

**\*\*REDUCED\*\*REALISTICALLY PRICED FOR A QUICK SALE\*\***Traditional three bedroom semi detached property occupying a pleasant set back position situated on Hart Lane. The property has been upgraded and remodelled by the current owner and has generously proportioned rooms, with a contemporary finish that will appeal to a variety of potential buyers. Features include gas central heating and uPVC double glazing, snug and boarded attic. Briefly comprising: entrance hall, downstairs toilet, open plan lounge and dining area, snug and kitchen. To the first floor are three bedrooms which are served by the wet room/shower room, and return staircase to the attic/storage room. Externally, the enclosed rear garden is paved for easy maintenance, whilst the block paved front garden provides off street parking for up to three cars. Fitted blinds, carpets and flooring are included in the asking price.

**VIEWING RECOMMENDED.**

**Hart Lane, Hartlepool, TS26 0JN**

**3 Bed - House - Semi-Detached**

**Offers Over £140,000**

**EPC Rating: E**

**Council Tax Band: B**

**Tenure: Freehold**



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## GROUND FLOOR

### ENTRANCE PORCH

uPVC double glazed glass panelled door, glass panelled door into the hallway.

### HALLWAY

Spindle staircase to first floor landing, under stairs storage.

### DOWNSTAIRS TOILET

White and chrome suite with low level WC and wash hand basin with splashback tiling; uPVC double glazed window to rear.

### OPEN PLAN LOUNGE/DINING AREA

#### LOUNGE AREA

uPVC double glazed bay window to front, living flame 'coal' effect gas fire with modern surround, Karndean flooring.

#### DINING AREA

Glass panelled doors opening into the kitchen, radiator, Karndean flooring.

#### SNUG

Radiator.

#### KITCHEN

Fitted with a range of wall, base and drawer units with matching worktops and co-ordinated splashback tiling, inset sink and drainer with mixer tap, four ring gas hob, plumbing for washing machine and space for fridge and freezer; uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto the rear garden.

## FIRST FLOOR

### LANDING

uPVC double glazed window to side, return spindle staircase to attic.

### BEDROOM 1 (front)

uPVC double glazed bow window to front, radiator.

### BEDROOM 2 (rear)

uPVC double glazed window to rear, built-in storage, radiator.

### BEDROOM 3 (front)

uPVC double glazed window to front, built-in storage, radiator.

### SHOWER ROOM/WET ROOM

White and chrome suite with wall mounted shower, wash hand basin and low level WC; uPVC double glazed window to rear, radiator.

### ATTIC

Two Velux windows, eaves storage, radiator.

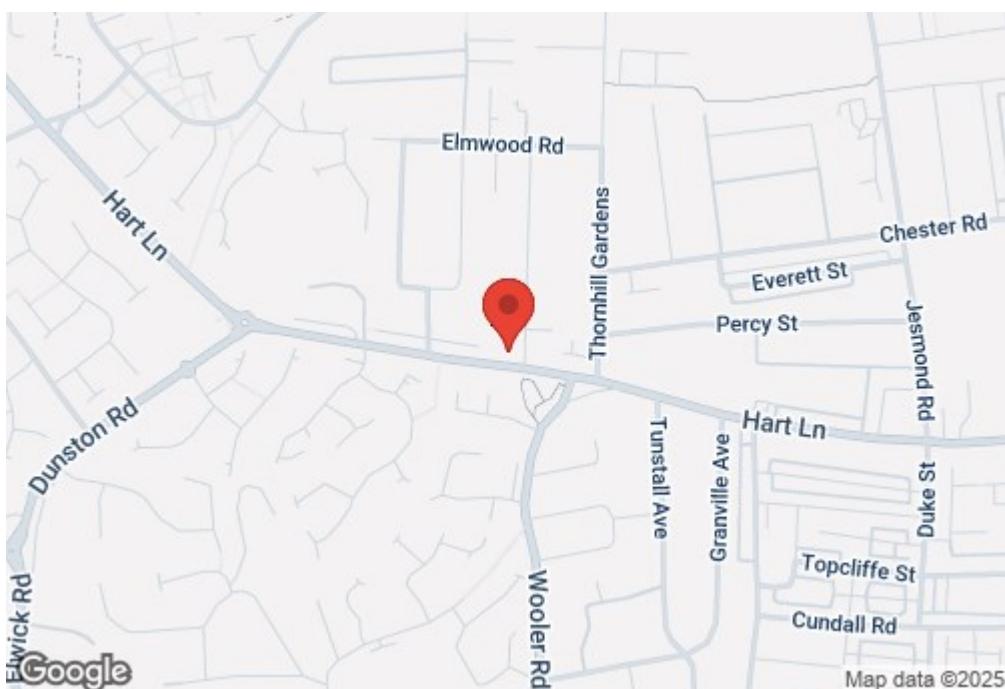


## EXTERNALLY

The enclosed rear garden is paved for easy maintenance, whilst the block paved front garden provides off street parking for up to three cars.

## 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.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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