



Sandringham Road, TS26 8PS
2 Bed - Bungalow - Terrace
£135,000

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



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Sandringham Road Hartlepool, TS26 8PS

*** NO CHAIN INVOLVED *** A deceptively spacious bungalow which offers enhanced accommodation with two bedrooms, two attic rooms, a generous open plan kitchen/diner and the addition of a large conservatory/sun room to the rear. The home would make an ideal purchase for those looking to downsizing without compromising on space, whilst features include gas central heating and uPVC double glazing. The bungalow further benefits from a generous south facing rear garden, with secure off street parking/hard standing space (ideal for a motor home). An internal viewing comes recommended to appreciate the combined space and potential on offer, with a layout which briefly comprises: entrance vestibule through to the bay fronted lounge which in turn leads to the open plan kitchen/diner. There two bedrooms to the ground floor, the master with built-in wardrobes, and a further two rooms in the attic which would make an ideal study and storage space. The rear lobby gives access to the bathroom which incorporates a four piece suite. Externally is a low maintenance front, generous well stocked rear garden and secure off street parking. Sandringham Road is well situated within close proximity of amenities and only a short distance from Hartlepool town centre. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via panelled entrance door, fitted carpet, internal door through to:

LOUNGE

12'11 x 12'1 (3.94m x 3.68m)

A comfortable lounge with an attractive 'marble' style fire surround with an inset tiled cast iron fire, uPVC double glazed bay window to the front aspect with window seat and fitted shutters, coving to ceiling, radiator with cover, access to:

OPEN PLAN KITCHEN/DINING ROOM

DINING AREA

12'3 x 9'4 (3.73m x 2.84m)

Fitted carpet, staircase to the attic rooms with under stairs storage, two radiators with covers.

KITCHEN AREA

7'11 x 14'8 (2.41m x 4.47m)

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 sink unit with mixer tap, built-in double oven with separate four ring electric hob and extractor hood over, tiling to splashback, recess for washing machine, integrated fridge, uPVC double glazed window into the conservatory, inset spotlighting to the ceiling, archway into the conservatory.

CONSERVATORY

13'5 x 14'8 (4.09m x 4.47m)

A generous conservatory extension offering additional sitting room with uPVC double glazed French doors to the rear garden, laminate flooring, convector radiator.

REAR LOBBY

uPVC double glazed door to the rear garden, access to the ground floor bathroom.

GROUND FLOOR BATHROOM/WC

7'10 x 8'6 (2.39m x 2.59m)

Fitted with a four piece suite with chrome and gold fittings comprising: 'Jacuzzi' style corner bath, separate shower cubicle with chrome frame, glass panelled sliding doors and shower, inset wash hand basin with central mixer tap and vanity cabinets below, close coupled WC, tiling to splashback, being full height to shower level, inset spotlighting to the ceiling, uPVC double glazed window to the side aspect, single radiator.

BEDROOM ONE

9'7 x 9'2 (2.92m x 2.79m)

Wall to wall fitted wardrobes, window into the conservatory, fitted carpet, single radiator.

BEDROOM TWO

7'6 x 10'4 (2.29m x 3.15m)

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

FIRST FLOOR

LANDING

Access to both attic rooms.

ATTIC ROOM ONE

7'9 x 11' (2.36m x 3.35m)

Fitted wardrobes, double glazed 'Velux' style window, bed recess, fitted carpet.

ATTIC ROOM TWO

8'6 x 16'7 (2.59m x 5.05m)

Built-in wardrobes and storage cupboard, eaves storage, double glazed 'Velux' style window, fitted carpet.

EXTERNALLY

The property features a low maintenance 'palisade' style front enclosed by a brick boundary wall with wrought iron gate. The generous south facing rear garden incorporates patio and lawned areas, with a further established garden with vegetable plot, greenhouse and hardstanding area, ideal for a motorhome/off street parking, via double heavy duty secure metal gates.

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		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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