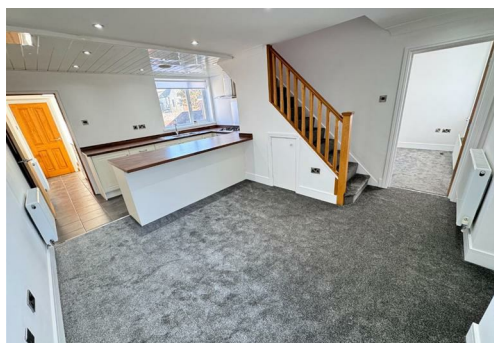




*** NO CHAIN INVOLVED *** An impressive THREE BEDROOM mid terraced property set back on Vollum Rise in a popular part of the Headland. The home offers recently redecorated and upgraded accommodation, ideal for family requirements, with new flooring, gas central heating and uPVC double glazing. An internal viewing comes highly recommended, with a layout which briefly comprises: entrance porch, generous dual aspect family lounge, spacious open plan kitchen/diner with integrated appliances and separate utility room. To the first floor are three good size bedrooms and the family bathroom which incorporates a four piece suite and chrome fittings. Externally the property occupies a set back position, with a lawned front garden and low maintenance enclosed courtyard style garden to the rear with useful outhouse. Vollum Rise is located close to St Helen's Primary school, within close proximity of amenities and only a short stroll from the seafront. VIEWING RECOMMENDED.

Vollum Rise, Hartlepool, TS24 0LR
3 Bedroom - House - Mid Terrace
£125,000
EPC Rating: C
Tenure: Freehold
Council Tax Band: A



**SMITH &
 FRIENDS**
 ESTATE AGENTS

GROUND FLOOR

ENTRANCE PORCH

4'4 x 6'6 (1.32m x 1.98m)

Accessed via uPVC double glazed entrance door, matching uPVC double glazed windows, newly fitted carpet, internal composite door in to the property.

DUAL ASPECT LOUNGE

17'8 x 9'10 (5.38m x 3.00m)

A good size family lounge with uPVC double glazed bow window to the front aspect, uPVC double glazed French door with matching side screen to the rear garden, newly fitted carpet, coving and inset spotlighting to the ceiling, double radiator.

OPEN PLAN KITCHEN/DINER

17'8 x 13'2 (5.38m x 4.01m)

KITCHEN AREA

A generous open plan kitchen/diner, the kitchen area incorporating a modern range of cream 'shaker' style units with contrasting work surfaces and matching splashback with an inset one and a half bowl single drainer stainless steel sink unit and chrome mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel with matching splashback, integrated fridge and separate freezer, four drawer unit to base level, lighting to kickboards, tiled flooring, uPVC double glazed window to the rear aspect, panelling and inset spotlighting to the ceiling, convector radiator.

DINING AREA

uPVC double glazed bow window to the front aspect, oak staircase to the first floor with under stairs storage cupboard, newly fitted carpet, coving and inset spotlighting to the ceiling, convector radiator, upgraded internal door to the lounge.

UTILITY ROOM

8'5 x 4'7 (2.57m x 1.40m)

Fitted worktop with single base unit, recess with plumbing for washing machine (washing machine included), space for additional free standing appliances, matching grey tiled flooring, uPVC double glazed door to the rear courtyard, uPVC double glazed window, walk-in storage/cloaks cupboard, convector radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

9'8 x 10'3 (2.95m x 3.12m)

uPVC double glazed window to the front aspect, modern laminate flooring, built-in storage cupboard, coving to ceiling, double radiator.

BEDROOM TWO

9'10 x 10'2 (3.00m x 3.10m)

Built-in storage cupboard housing Main Eco Compact gas central heating boiler, uPVC double glazed window to the front aspect, newly fitted carpet, coving to ceiling, double radiator.

BEDROOM THREE

7'10 x 7'5 (2.39m x 2.26m)

Modern laminate flooring, uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.

FAMILY BATHROOM/WC

8' x 7'6 (2.44m x 2.29m)

Fitted with a four piece suite comprising: cast iron panelled bath with chrome dual taps, separate single shower cubicle with chrome frame, glass panelled door and chrome shower, pedestal wash hand basin with dual taps, low level WC, panelling to walls and ceiling, inset spotlighting, grey tiled flooring, uPVC double glazed frosted window to the rear aspect, chrome heated towel radiator.

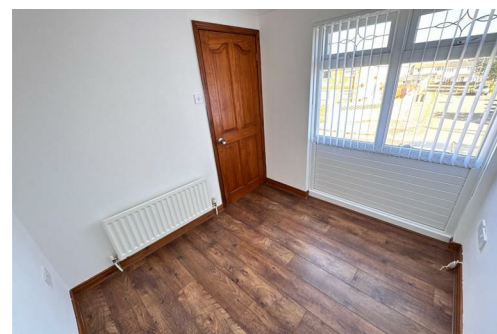


EXTERNALLY

The property occupies a set back position from the pedestrian walkway to the front, with a part lawned front garden and paved area enclosed by a brick boundary wall with wrought iron gate. The enclosed rear courtyard style garden is predominantly paved with a brick boundary wall, gated access, external light and useful outhouse.

NB

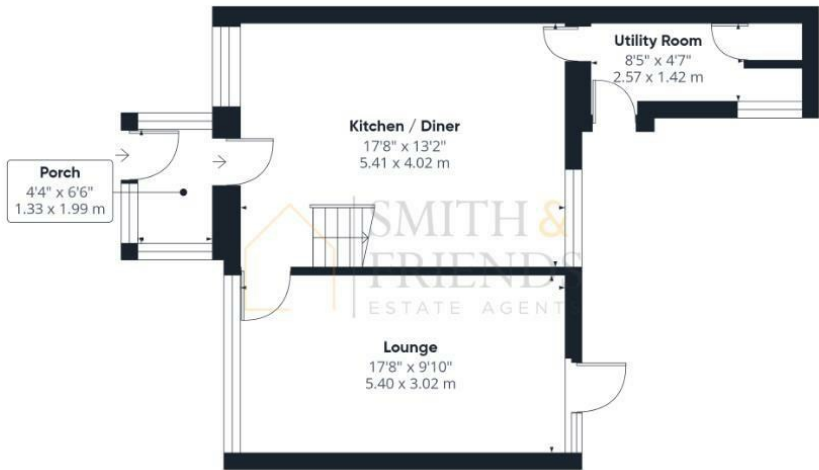
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Vollum Rise, Hartlepool, TS24 0LR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



Floor 1

Approximate total area⁽¹⁾
916 ft²
85.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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