

Built by Duchy Homes to their popular Thornbury design, this stunning three bedroom semi-detached home comes with over £15,000 worth of extras. Tastefully upgraded by the current owner viewing is essential to fully appreciate the standard and finish of this property. The development is perfectly positioned for well regarded schools and amenities and also easy access to main commuter routes.

The accommodation briefly comprises of: entrance leading into the open plan kitchen/dining area (with a range of integrated appliances). The inner hallway gives access to the utility, downstairs toilet and lounge (with French doors opening onto the rear patio). To the first floor there are three bedrooms, two with fitted wardrobes and master with en suite. The stunning family bathroom finishes off the first floor of this must see home. Externally, the enclosed rear garden is laid to lawn with a paved patio area. The open plan front garden is laid to lawn, with an ample block paved driveway providing plenty of off street parking.

Pitsford Road, Hartlepool, TS26 0GH

3 Bedroom - House - Semi-Detached

£230,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Pitsford Road, Hartlepool, TS26 0GH



GROUND FLOOR

ENTRANCE

Composite front door, radiator.

OPEN PLAN DINING KITCHEN

17'6 x 12'10 (5.33m x 3.91m)

Fitted with a range of white wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, four ring halogen with illuminating extractor, fan assisted oven and space for fridge and freezer, uPVC double glazed window to front, radiator, hardwood flooring throughout.

INNER HALLWAY

Spindle staircase to first floor landing, hardwood flooring, under stairs storage, radiator.

UTILITY

Base units with contrasting worktops, plumbing for washing machine, hardwood flooring.

DOWNSTAIRS TOILET

Low level WC, wash hand basin, hardwood flooring, uPVC double glazed window.

LOUNGE

uPVC double glazed French doors with side inserts opening onto the rear garden, radiator.

FIRST FLOOR

LANDING

Loft access, airing cupboard.

BEDROOM 1

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

ENSUITE

White and chrome suite with double width shower, wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls and flooring, heated chrome towel rail, LED mirror, uPVC double glazed window.

BEDROOM 2

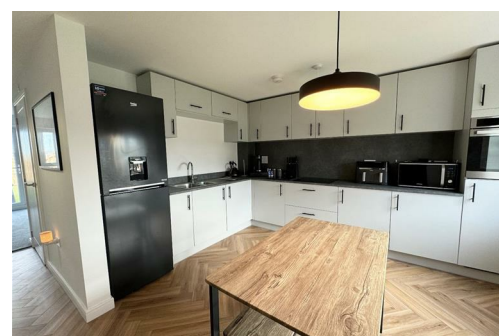
uPVC double glazed window to rear, built-in wardrobes, radiator.

BEDROOM 3

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM

Stunning white and chrome suite with panelled bath, wash hand basin with vanity storage, co-ordinated tiled walls and flooring, heated chrome towel rail, LED lighting, uPVC double glazed window.



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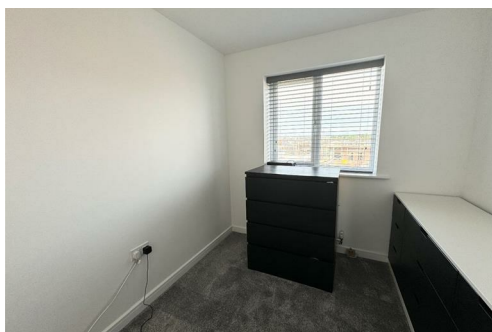
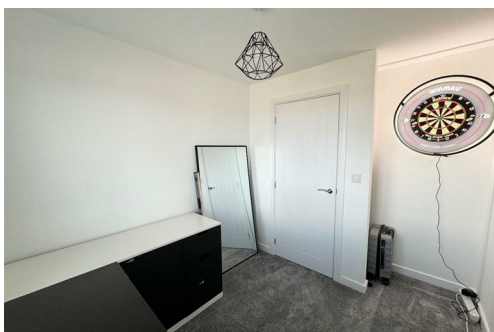
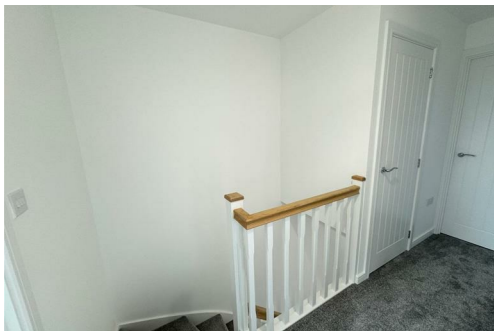


EXTERNALLY

The enclosed rear garden is laid to lawn with a paved patio area. The open plan front garden is laid to lawn with an ample block paved driveway providing plenty of off street parking.

NB

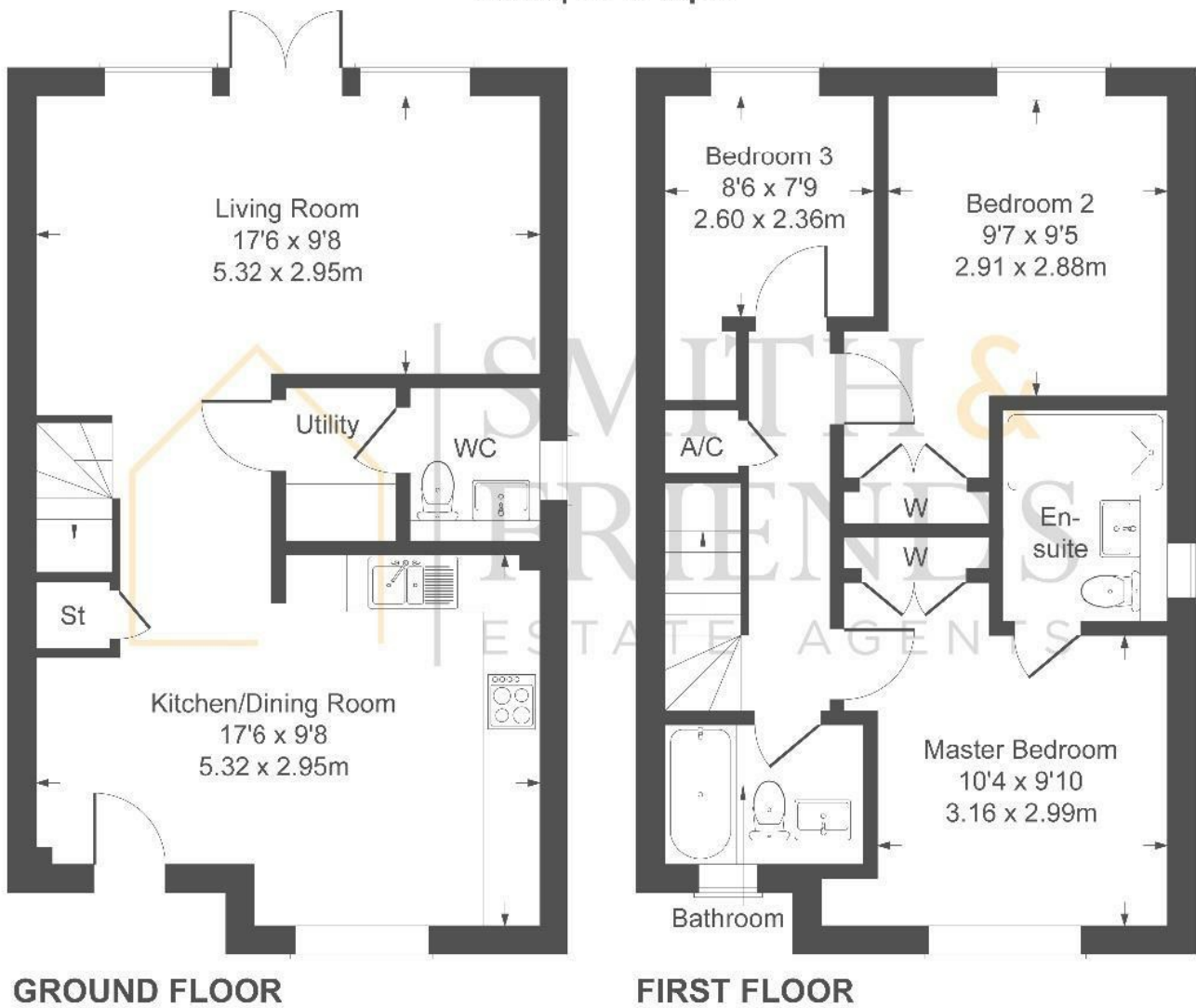
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Pitsford Road, Hartlepool, TS26 0GH

Pitsford Road

Approximate Gross Internal Area
979 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(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

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