



Park Road, Hartlepool, TS26 9LW
6 Bed - House - Semi-Detached
£260,000

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



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ESTATE AGENTS



Park Road, TS26 9LW

**** CHAIN FREE **** This impressive six bedroom traditional semi-detached home has been meticulously maintained while retaining many original features. With three generously proportioned reception rooms, gardens and six bedrooms this lovely family home will appeal to a variety of potential buyers. The accommodation briefly comprises of: entrance vestibule opening into the large entrance hallway, three generous reception rooms, kitchen, rear lobby, utility and downstairs toilet. To the first floor there are four bedrooms and a family bathroom with separate toilet. The second floor has a further two bedrooms and study. Externally, the rear boasts a beautifully maintained garden complete with a summerhouse. To the front is a driveway providing off-street parking, leading to the garage.

GROUND FLOOR

ENTRANCE VESTUBILE

Entrance door, tiled flooring, inner door opening into:

HALLWAY

Radiator, spindle staircase to first floor, storage cupboard.

LOUNGE (front) 16'4 x 15'6

uPVC double glazed bay window to the front, ornate fireplace with marble surround and hearth housing a living flame 'coal' effect gas fire, radiator.

SITTING ROOM (rear) 15'4 x 14'2

uPVC double glazed window to the side and rear access to 'lean to'; stunning marble fireplace with tiled surround and hearth, living flame 'coal' effect gas fire, radiator.

DINING ROOM/THIRD RECEPTION ROOM 15' x 12'1

Versatile third reception room with a double glazed window to the side, fireplace with 'marble' effect surround and hearth, built-in storage, radiator.

KITCHEN 11'9 x 7'9

Fitted with a range of wall and base units with contrasting work surfaces and complementary splashback tiling, includes a one and a half sink and drainer with mixer tap, cooker recess, integrated dishwasher, plumbing for a washing machine, walk-in pantry and utility area with further storage and appliance space.

REAR LOBBY

DOWNSTAIRS TOILET

With skylight and low level WC.

UTILITY 8'6 x 7'8

Fitted with a range of base units, work surfaces, stainless steel sink/drainer unit, shelving, uPVC double glazed window and door to the rear garden.

FIRST FLOOR: HALF LANDING

uPVC double glazed window to the side and built-in storage cupboard.

BEDROOM (rear) 12'7 x 10'9

uPVC double glazed box bay window to the rear, built-in storage, attractive open fireplace.

FAMILY BATHROOM

Three-piece suite comprising: shower cubicle with electric shower, panelled bath, pedestal wash hand basin, airing cupboard, double glazed window.

SEPARATE TOILET

Low level WC, sash window to the side.

MAIN LANDING

BEDROOM (front) 16'5 x 12'10

uPVC double glazed bay window to the front, feature open fireplace, built-in wardrobes, radiator.

BEDROOM (rear) 14'2 x 13'9

uPVC double glazed window to the rear, built-in wardrobes, marble open fireplace, pedestal wash hand basin, radiator.

BEDROOM (front) 10'3 x 6'7

uPVC double glazed window to the front.

SECOND FLOOR: LANDING

Accessed from the staircase from the first floor landing, with skylight, storage cupboard.

BEDROOM 14'3 x 9'8

Sash window to the side, eaves storage.

BEDROOM 8'4 x 6'5

Restricted head height, skylight, fitted work surfaces.

BEDROOM 14'2 x 13'9

Window to the front, eaves storage, open fireplace.

EXTERNALLY

The front of the property is attractively paved, with well stocked flower and shrub borders. A driveway provides off-street parking and leads to the GARAGE. The substantial, beautifully maintained walled rear garden is predominantly laid to lawn, with mature borders and a charming summerhouse.

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.







Park Road
Approximate Gross Internal Area
2807 sq ft - 261 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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		
		74
	36	
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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