



***** VIEWING RECOMMENDED ***** An impressive **THREE BEDROOM** semi-detached property offering deceptively spacious accommodation with **TWO RECEPTION ROOMS**, modern kitchen and beautiful first floor bathroom. An ideal purchase for a first time buyer or young family, with further benefits including gas central heating, uPVC double glazing and low maintenance gardens. The internal layout comprises: entrance hall with stairs to the first floor, useful guest WC, generous bay fronted lounge, separate dining room/rear reception room, modern kitchen, three bedrooms (master bedroom including fitted wardrobes) and the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a block paved front and low maintenance enclosed rear garden with artificial turf. Caledonian Road is well situated with a short stroll of schools and amenities.

Caledonian Road, Hartlepool, TS25 5LH

3 Bedroom - House - Semi-Detached

£130,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Caledonian Road, Hartlepool, TS25 5LH



GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed side entrance door with matching side screen, modern laminate flooring, stairs to the first floor with fitted carpet, access to:

GROUND FLOOR WC

Fitted with a modern two piece white suite and chrome fittings comprising: inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, attractive tiled splashback, tiled flooring, uPVC double glazed window.

BAY FRONTED LOUNGE

15'10 x 11'10 extending to 14'3 into the bay (4.83m x 3.61m extending to 4.34m into the bay)

A spacious family lounge with uPVC double glazed bay window to the front aspect, feature fire surround with inset gas fire, fitted carpet, coving to ceiling, two radiators.

DINING ROOM/RECEPTION ROOM

12'4 x 12'2 (3.76m x 3.71m)

Offering a variety of uses with uPVC double glazed French doors to the rear garden, modern laminate flooring, under stairs storage cupboard, additional storage cupboard to alcove, feature fire surround with electric fire, double radiator.

KITCHEN

12'7 x 6'0 (3.84m x 1.83m)

Fitted with a modern range of units to base and wall level with complementing work surfaces and matching splashback, incorporating an inset one and a half bowl single drainer sink unit with modern chrome spray mixer tap, built-in electric double oven with five ring gas hob above and extractor over, attractive tiled splashback, recess for washing machine, recess for free standing fridge/freezer, breakfast bar area with convector radiator below, two uPVC double glazed windows, spotlights to ceiling.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft, double radiator.

BEDROOM ONE

15'11 x 11'11 extending to 15'0 into the bay (4.85m x 3.63m extending to 4.57m into the bay)

A generous master bedroom with fitted wardrobes, double storage cupboard to alcove, uPVC double glazed bay window to the front aspect, fitted carpet, picture rail, double radiator.

BEDROOM TWO

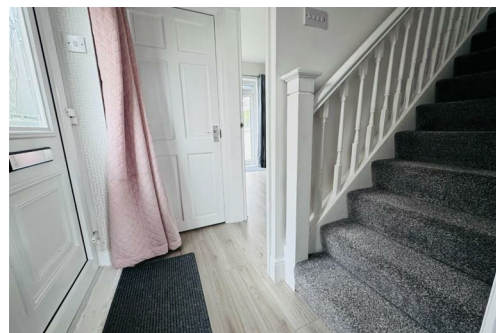
9'9 x 9'1 (2.97m x 2.77m)

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

BEDROOM THREE

9'1 x 6'4 (2.77m x 1.93m)

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



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FAMILY BATHROOM/WC
5'10 x 5'6 (1.78m x 1.68m)

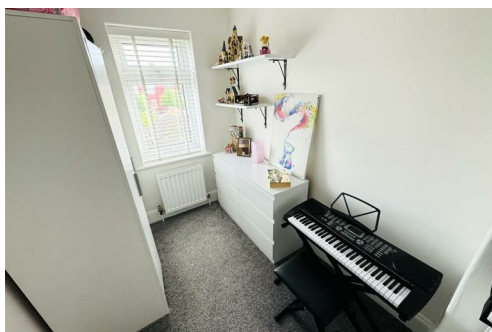
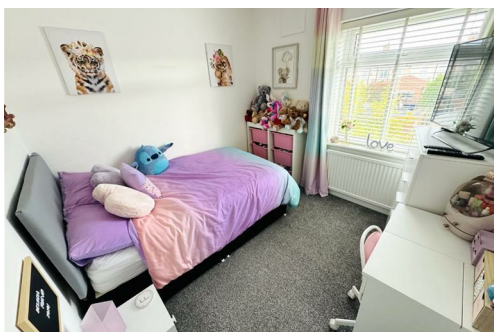
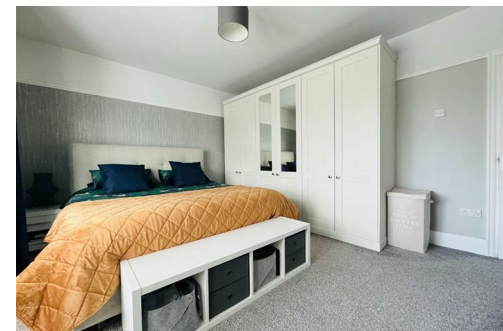
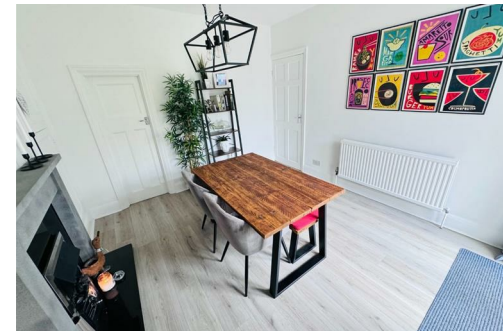
Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with dual taps, shower over and separate attachment, protective glass shower screen, pedestal wash hand basin with mixer tap, close coupled WC, attractive tiled walls and flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

EXTERNALLY

The property features a block paved front with a gate to the side leading through to a low maintenance enclosed rear garden with artificial turf.

NB

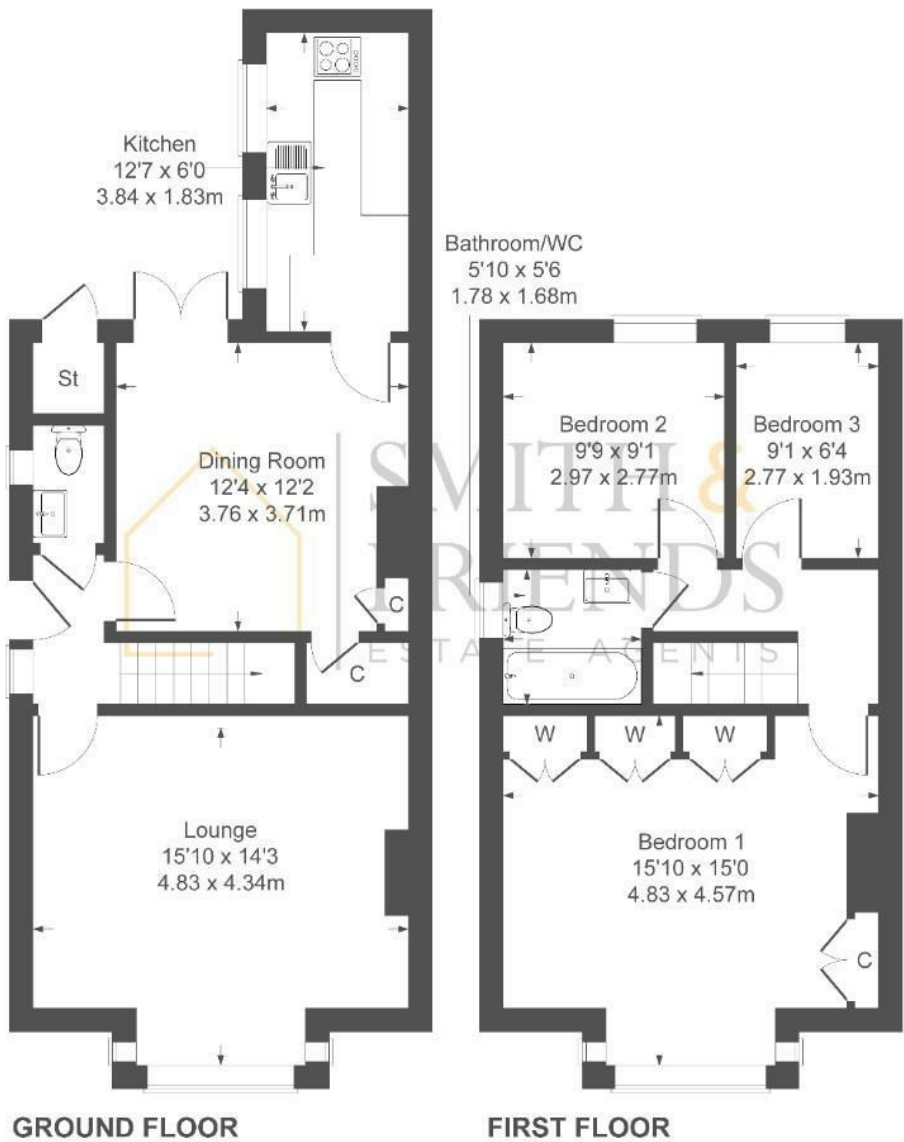
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Caledonian Road

Approximate Gross Internal Area
997 sq ft - 93 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		
(81-91) B		
(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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