



Ravensworth Crescent, Hart Station, TS24 9RJ
3 Bed - House - Semi-Detached
£190,000

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



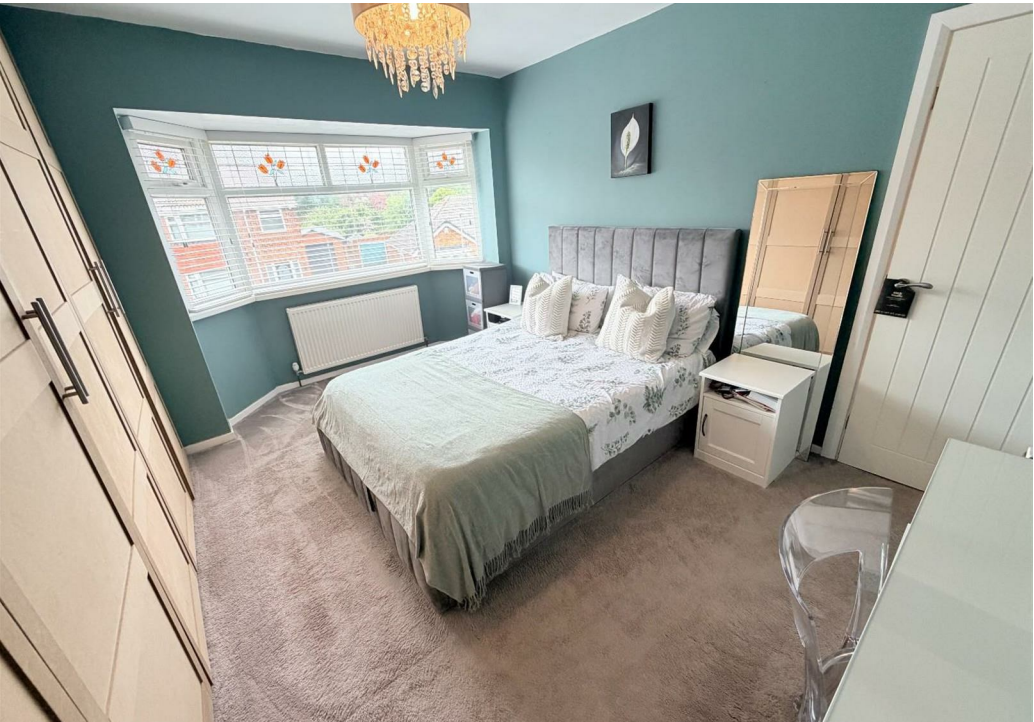
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Ravensworth Crescent Hart Station Hartlepool TS24 9RJ

An impressive THREE BEDROOM semi-detached property located in a popular part of Hart Station, close to the beach and within walking distance of well regarded local schools. The home would make an ideal purchase for a first time buyer or young family, with upgraded accommodation which features a beautiful open plan kitchen/diner and modern upgraded bathroom. An internal viewing comes recommended, with further benefits including gas central heating and uPVC double glazing. The full layout comprises: entrance porch, through to the hall which incorporates stairs to the first floor and gives access to the bay fronted family lounge, the open plan kitchen/diner offers an enviable place for entertaining family and friends with central island and bi-folding doors which open to the rear garden. To the first floor are three good size bedrooms, the master with built-in wardrobes, they are served by the family bathroom which features a three piece white suite with free standing bath. Externally the property offers a good size plot with a multi car driveway to the side, low maintenance front garden, garage and spacious rear garden. There is ample space to the side to extend and further enhance the property (subject to planning). Ravensworth Crescent is located off Ocean Road.









GROUND FLOOR

ENTRANCE PORCH

6'7 x 4'9 (2.01m x 1.45m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, modern laminate flooring, internal door through to the entrance hall.

ENTRANCE HALL

12'2 x 6'0 (3.71m x 1.83m)

Matching laminate flooring, staircase to the first floor with fitted carpet and under stairs storage cupboard, convector radiator, access to:

BAY FRONTED LOUNGE

14'4 x 12'11 (4.37m x 3.94m)

A pleasant family lounge with uPVC double glazed bay window to the front aspect, chimney with fire recess, brick slip tiles and mantle above, built-in storage and lighting to both alcoves, fitted carpet, convector radiator.

OPEN PLAN KITCHEN/DINER

19'5 x 15'0 (5.92m x 4.57m)

Offering a great space for entertaining family and friends with an attractive range of 'shaker' style units to base and wall level with complementing work surfaces, double ceramic sink with mixer tap over, built-in electric oven with four ring hob above, integrated washing machine, recess for fridge/freezer adjacent, matching island with breakfast bar, contrasting units to opposing wall, modern laminate flooring, bi-folding doors to the rear garden, uPVC double glazed window to the side aspect, inset spotlighting and hanging lights over the island, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space, access to:

BEDROOM ONE

14'3 x 9'7 (excluding wardrobes) (4.34m x 2.92m (excluding wardrobes))

A good size master bedroom with wall to wall fitted wardrobes, uPVC double glazed bay window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO

11'0 x 10'7 (3.35m x 3.23m)

uPVC double glazed window overlooking the rear garden, built-in storage cupboard, fitted carpet, convector radiator.

BEDROOM THREE

8'8 x 7'10 (2.64m x 2.39m)

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

FAMILY BATHROOM/WC

8'4 x 5'8 (2.54m x 1.73m)

Fitted with a beautiful three piece suite comprising: free standing bath with mixer tap and shower attachment over, inset wash hand basin with central mixer tap and vanity cabinet below, close coupled WC, attractive tiling to splashback, uPVC double glazed window to the rear aspect, heated towel radiator.

EXTERNALLY

The property occupies a good size plot with a low maintenance lawned front garden with privacy hedge and multi car driveway to the side which leads to the garage. The good size rear garden incorporates lawn and patio areas with fenced boundaries.

GARAGE

Up and over access door to the front, personal door to the side. (The garage is in need of some attention).

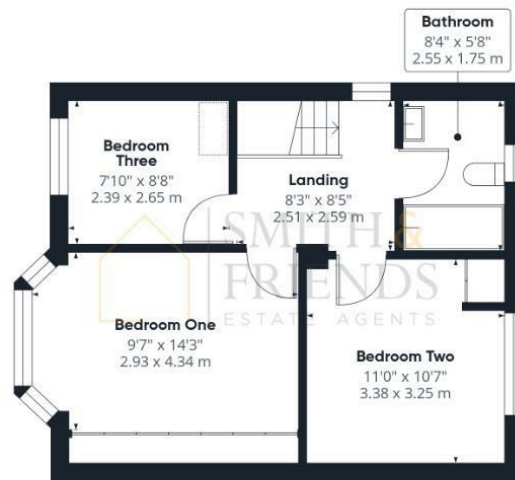
NB

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.





Ground Floor



Floor 1



Approximate total area[®]
956 ft²
88.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(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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