



\*\*\* VIEWING RECOMMENDED \*\*\* A beautifully presented two bedroom semi-detached property occupying a pleasant position on Hart Lane benefiting from a private rear garden and useful off street parking. The home offers deceptively spacious accommodation with a Bay fronted lounge with "Multifuel" Burner and a modern upgraded open plan dining kitchen. An ideal purchase for a first time buyer, young couple or those looking to downsize, with further benefits including GCH , and uPVC DG throughout. The full layout comprises: entrance with stairs to the first floor and access to the bay fronted lounge, refitted kitchen dining area opening onto the private rear garden. To the first floor are two good size bedrooms, that are served by the stunning family bathroom. Externally a low maintenance front garden, with a block paved driveway providing useful off street parking. Enclosed rear garden is laid to lawn with a lovely private decking area ideal place for entertaining family and friends.

**Hart Lane, Hartlepool, TS26 0JN**

**2 Bed - House**

**£145,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



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## **GROUND FLOOR**

### **ENTRANCE HALL**

uPVC DG glass panelled door, radiator and staircase to first floor landing.

### **LOUNGE**

uPVC DG bay window to front, multifuel burner with oak mantle and tiled splashback, radiator and door into the dining kitchen.

### **DINING / KITCHEN**

KITCHEN: fitted with a range of cream wall, base and drawer units with solid woodblock worktops and breakfast bar, inset sink and drainer, four ring halogen hob with illuminating extractor and fan assisted oven, plumbing for washing machine and space for fridge freezer. uPVC DG window to rear and large under stairs storage.

DINING AREA: uPVC DG French doors opening onto the rear decking and radiator.

## **FIRST FLOOR**

### **LANDING**

uPVC DG window to side, large cupboard with staircase to loft.

### **BEDROOM ( Front)**

Two uPVC DG windows, and radiator

### **BEDROOM ( Rear)**

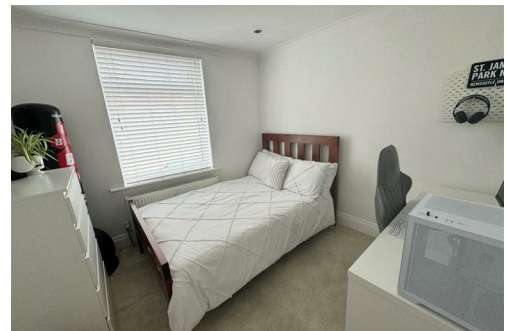
uPVC DG window, and radiator

### **FAMILY BATHROOM**

Stunning family bathroom with panelled bath, shower over and glass shower screen, wash hand basin with vanity storage and low level WC. coordinated tiled walls and flooring, heated chrome towel rail, large cupboard and uPVC DG window.

### **EXTERNALLY**

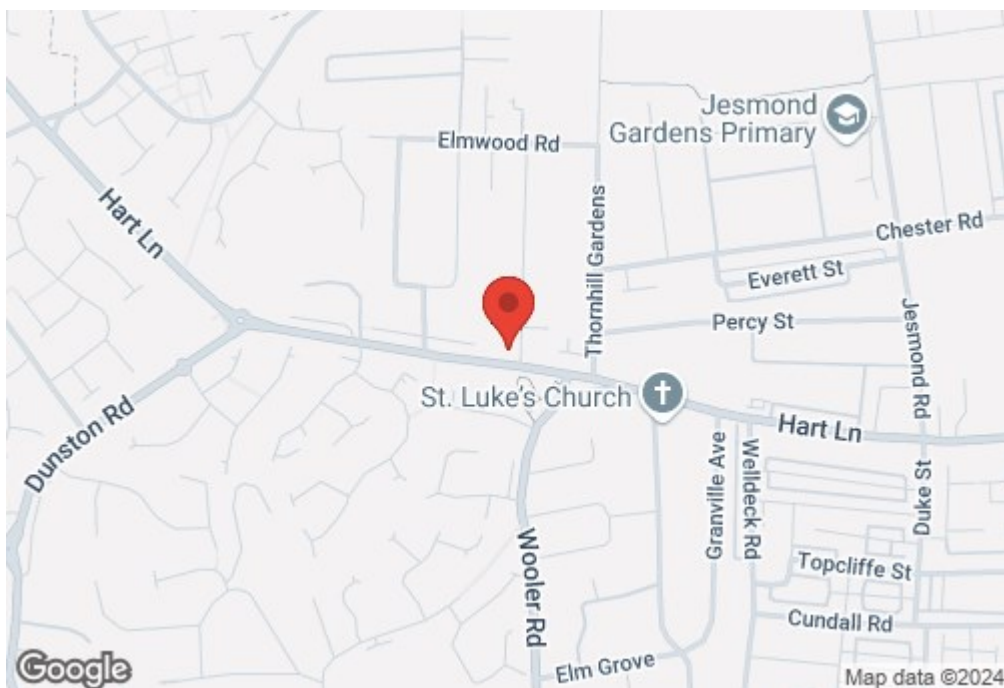
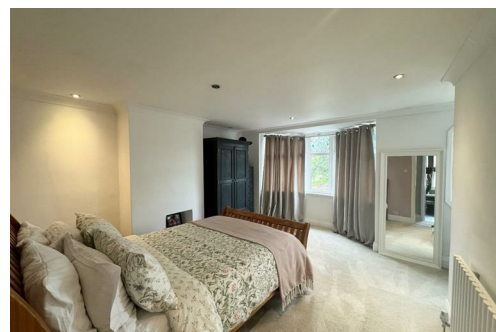
Enclosed rear garden is laid to lawn with a lovely private decking area. To the front the block paved driveway provides off street parking



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Ground Floor



Floor 1

Approximate total area<sup>1</sup>  
764.02 ft<sup>2</sup>  
70.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.

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	62	77
EU Directive 2002/91/EC		

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