



Elwick Road, TS26 0DW
4 Bed - House - Detached
Offers Over £450,000

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



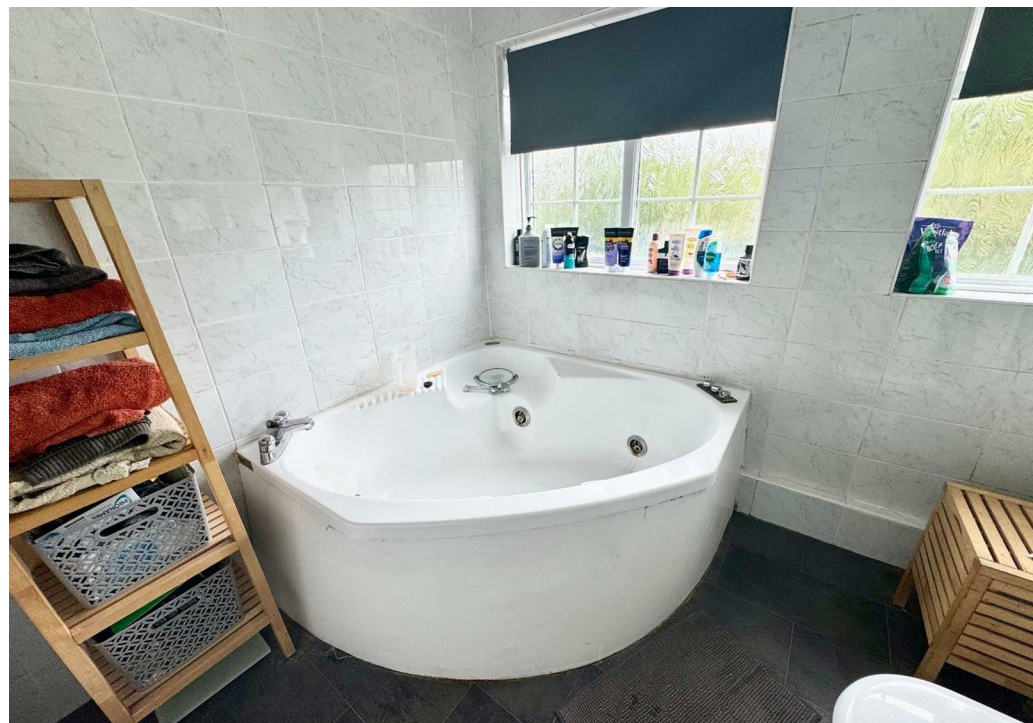
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ESTATE AGENTS

Elwick Road Hartlepool TS26 0DW

REDUCEDWith HUGE potential this beautiful four bedroom detached corner plot would be the perfect family home. With generous gardens sweeping around the property and planning permission for a swimming pool to the side, it certainly would be your forever purchase. Comprising of: entrance hallway with a featured spiral staircase, cloakroom, study, lounge, extended kitchen/diner and cinema room on the ground floor. The upper level offers a family bathroom, four bedrooms and a stunning landing with loft access. External: a detached garden room, double garage, ample parking and a private garden to the rear. Location: situated in the popular West Park area on Elwick Road the property is a short distance from the park. Schools, shops, bus route and local amenities are close by.











GROUND FLOOR

ENTRANCE

Storage, tiled flooring, front entrance door, double glazed window.

ENTRANCE HALLWAY

Part tiled/carpet flooring, internal double doors, spiral feature staircase, radiator, coved ceiling.

CLOAKROOM/WC

Front double glazed window, wash hand basin, WC, radiator, coved ceiling.

LOUNGE

Two rear double glazed windows, media wall with inset lighting, carpet flooring, two radiators, coved ceiling.

STUDY

Carpet flooring, radiator, coved ceiling, double glazed windows to the front and side.

KITCHEN/DINER

Open plan kitchen/diner, spotlights, coved ceiling, two radiators, front double glazed window, double rear double glazed doors, tiled flooring, breakfast island.

RECEPTION ROOM

Currently used as a cinema room, radiator, carpet flooring, rear double glazed window, arch into dining area.

FIRST FLOOR LANDING

Carpet flooring, loft access, front double glazed window, coved ceiling.

BATHROOM/WC

Two front double glazed windows, radiator, corner bath, wash hand basin, WC, fully tiled, coved ceiling.

BEDROOM

Rear double glazed window, coved ceiling, spotlights, carpet flooring, fitted robes.

BEDROOM

Rear double glazed window, radiator, carpet flooring, coved ceiling.

BEDROOM

Front double glazed window, carpet flooring, radiator, fitted robes, coved ceiling.

BEDROOM

Storage, front double glazed window, rear double glazed window, radiator, carpet flooring, coved ceiling.

EXTERNAL

Enclosed sweeping garden, laid to lawn, mature trees, seating area and detached garden room.

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⁽¹⁾

1885 ft²
174.9 m²

Reduced headroom

27 ft²
2.5 m²

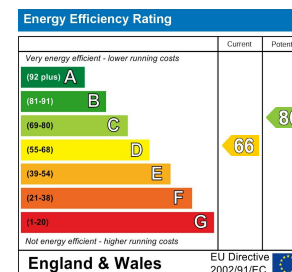
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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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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