



\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A spacious end terraced property offering extended accommodation, ideal for family requirements. The home is set back from the road and has been enhanced by a generous ground floor bedroom and shower room extension. With **FOUR BEDROOMS** the accommodation is versatile with undoubted further potential, whilst current features include gas central heating and uPVC double glazing. An internal viewing comes recommended to appreciate the home's full potential, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to a spacious through lounge/dining room, the kitchen is located to the rear of the property, with an inner passage leading through to a useful storage room, ground floor bedroom and shower room. To the first floor are three further double bedrooms and a bathroom with separate WC. Externally the property features gardens to three sides, with the benefit of an open outlook to the side and rear.

**Moffatt Road, Hartlepool, TS25 3RA**

**4 Bedroom - House - End Terrace**

**£90,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: A**





**GROUND FLOOR**

**ENTRANCE HALL**

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, staircase to the first floor, access to:

**THROUGH LOUNGE/DINING ROOM**

**21'3 x 12'5 (6.48m x 3.78m)**

A good size lounge/dining room with uPVC double glazed window to the front aspect, double glazed patio doors to the rear garden, feature fire surround with 'marble' style back and base and electric fire, double radiator, door through to the kitchen.

**KITCHEN**

**12'10 x 8'5 (3.91m x 2.57m)**

Fitted with a range of units to base and wall level with work surfaces, single drainer stainless steel sink unit with dual taps and tiled splashback, recess for cooker, recess for washing machine, space for additional appliance, uPVC double glazed window to the rear aspect, Ideal gas central heating boiler, under stairs storage cupboard.

**INNER HALL**

Access to the ground floor bedroom and storage room.

**GROUND FLOOR BEDROOM (BEDROOM FOUR)**

**12'3 x 11'11 (3.73m x 3.63m)**

A good size room with uPVC double glazed French doors to the rear garden, convactor radiator, access to:

**GROUND FLOOR SHOWER ROOM/WC**

**11'11 x 5'5 (3.63m x 1.65m)**

Modern shower room with walk-in shower area, chrome overhead shower and separate attachment, pedestal wash hand basin with central mixer tap, close coupled WC, attractive tiled splashback, grip flooring, uPVC double glazed window to the front aspect, extractor fan, convactor radiator.

**STORAGE ROOM / POTENTIAL UTILITY AREA**

**6' x 5'4 (1.83m x 1.63m)**

Potential to use as a utility room.

**FIRST FLOOR**

**LANDING**

uPVC double glazed window to the rear aspect, hatch to loft space, single radiator, access to:

**BEDROOM ONE**

**12'4 x 11'10 (3.76m x 3.61m)**

uPVC double glazed window to the front aspect, additional uPVC double glazed window to the side aspect.

**BEDROOM TWO**

**12'6 x 9'4 (3.81m x 2.84m)**

uPVC double glazed window to the front aspect, double radiator.

**BEDROOM THREE**

**11'6 x 9'6 (3.51m x 2.90m)**

uPVC double glazed window to the rear aspect with open views, built-in storage cupboard, double radiator.

**BATHROOM**

**5'7 x 5'5 (1.70m x 1.65m)**

Fitted with a two piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, part tiled splashback, uPVC double glazed window to the rear aspect, double radiator.

**SEPARATE WC**

Fitted with a wall mounted WC, uPVC double glazed window to the rear aspect.



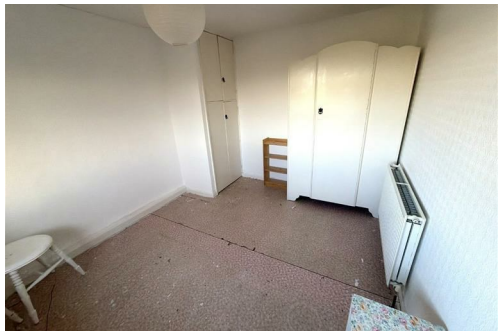



EXTERNALLY

The property is set back on Moffatt Road with gardens to three sides, the front garden is part lawned with a paved walkway. A gate to the side leads through to the enclosed side and rear gardens, the rear enjoying a westerly aspect.

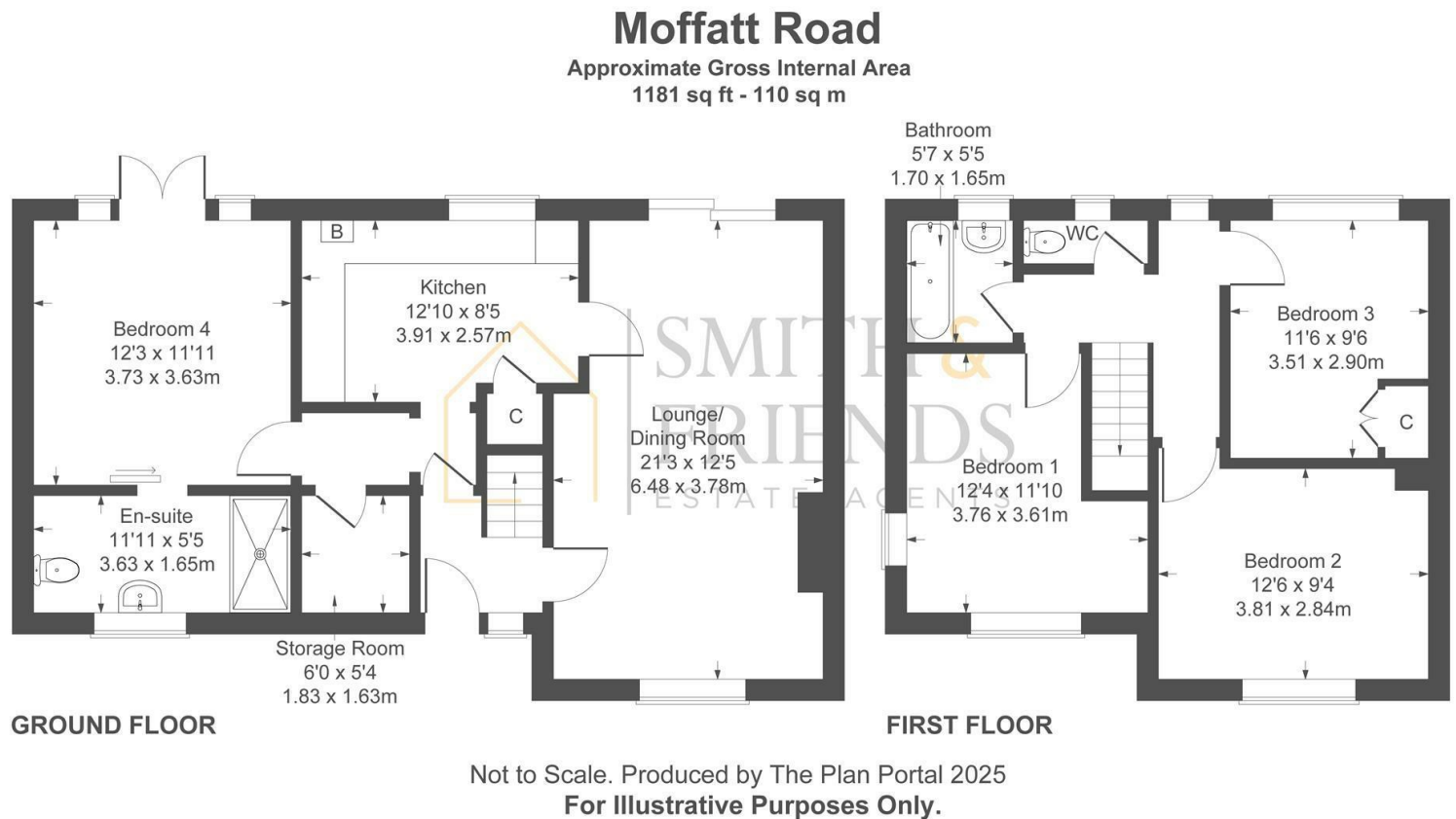
NB

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.



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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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.

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