



An impressive THREE BEDROOM mid terraced property which offers EXTENDED ACCOMMODATION ideal for family requirements. The home features an extended kitchen, conservatory and stunning refitted bathroom, whilst further benefitting from gas central heating, uPVC double glazing, useful off street parking and a number of modern upgrades. An internal viewing comes highly recommended, with a layout which briefly comprises: entrance hall with composite entrance door and glass panelled staircase to the first floor. The spacious through lounge/dining room includes an attractive feature fire surround and leads through to the conservatory. The extended kitchen/breakfast room includes a modern range of units with space for free standing appliances, pitched roof with 'Velux' style window and French doors to the rear garden. To the first floor are three bedrooms and the family bathroom which incorporates a beautiful three piece suite and chrome fittings. Externally is a low maintenance block paved front, with dropped curb allowing useful off street parking for two cars. The enclosed rear garden features lawn and patio areas. Marlowe Road is located in the popular Rift House area of Hartlepool, close to both schools and amenities.

VIEWING RECOMMENDED.

Marlowe Road, Hartlepool, TS25 4NW

3 Bedroom - House - Mid Terrace

£120,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Marlowe Road, Hartlepool, TS25 4NW



GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, attractive tiled flooring, oak staircase to the first floor with glass balustrading and fitted carpet, useful under stairs storage cupboard, convector radiator, upgraded internal doors.

LOUNGE/DINING ROOM

12'3 x 20'9 (3.73m x 6.32m)

A spacious through lounge/dining room with uPVC double glazed bow window to the front aspect, matching tiled flooring, attractive feature fire surround with inset electric fire, wall mounted television point, coving to ceiling, convector radiator, uPVC double glazed French door to the conservatory extension.

CONSERVATORY EXTENSION

7' x 12'1 (2.13m x 3.68m)

uPVC double glazed conservatory overlooking the rear garden with French doors, tiled flooring, inset spotlighting to ceiling, fitted blinds included.

EXTENDED KITCHEN/BREAKFAST ROOM

9'6 x 8'7 plus 5'7 x 12'11 (2.90m x 2.62m plus 1.70m x 3.94m)

A spacious extended kitchen/breakfast room which incorporates a range of 'walnut' style units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for dual fuel cooking range with brushed stainless steel splashback and extractor hood over, recess for washing machine and free standing fridge/freezer, additional black 'brick' style tiling to splashback areas, tiled flooring, double glazed 'Velux' style window, uPVC double glazed French doors to the rear garden, convector radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, upgraded internal doors.

BEDROOM ONE

12'8 x 10' (3.86m x 3.05m)

A good size master bedroom with two uPVC double glazed windows to the front aspect, fitted carpet, two convector radiators.

BEDROOM TWO

10'5 x 10'8 (3.18m x 3.25m)

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

BEDROOM THREE

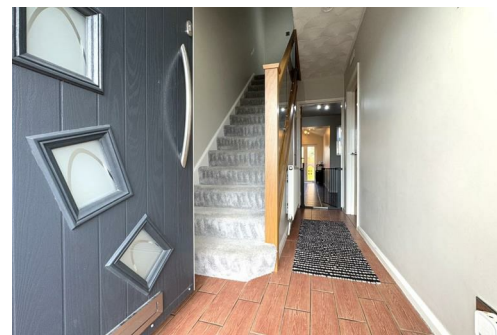
9'6 x 7' (2.90m x 2.13m)

Built-in over stairs storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

FAMILY BATHROOM/WC

7'8 x 5'5 (2.34m x 1.65m)

Fitted with a beautiful three piece suite and chrome fittings comprising: panelled bath with mixer tap and chrome shower over with separate attachment, protective glass shower screen, wall mounted wash hand basin with central mixer tap and vanity drawer below, close coupled WC, attractive tiling to walls, two uPVC double glazed windows to the rear aspect, chrome heated towel radiator.



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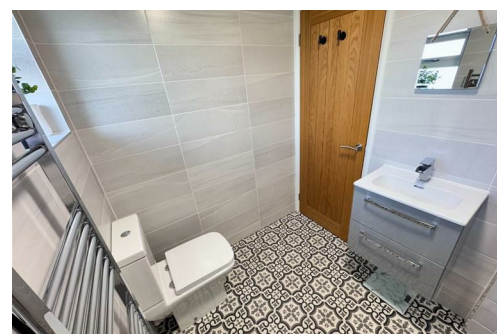
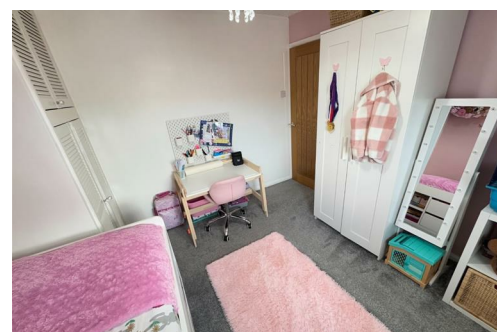
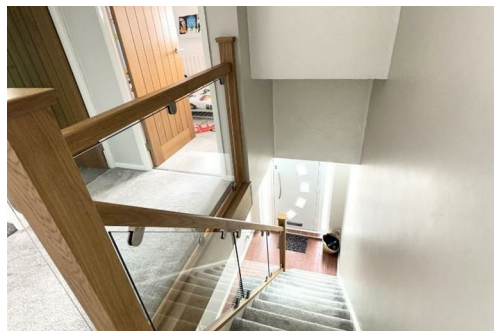


EXTERNALLY

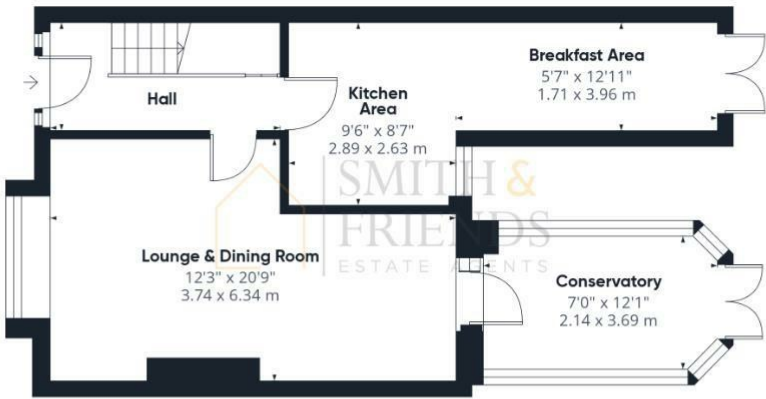
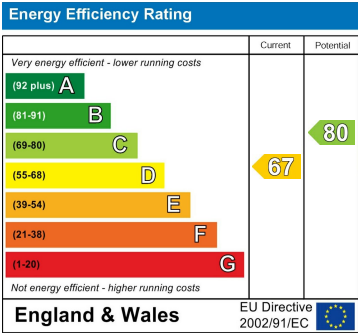
The property features a low maintenance block paved front allowing useful off street parking for two cars. The enclosed rear garden incorporates a paved patio, lawn and pebbled areas with part brick and part fenced boundaries.

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.



Marlowe Road, Hartlepool, TS25 4NW



Ground Floor



Floor 1

Approximate total area⁽¹⁾
920 ft²
85.6 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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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.