



Cundall Road, TS26 8LQ
2 Bed - House - Mid Terrace
£60,000

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***** VIEWING RECOMMENDED *** EXTENDED ACCOMMODATION ***** A beautifully presented and recently upgraded two bedroom mid terraced property offering deceptively spacious accommodation which benefits from two reception rooms, two generous bedrooms, dining area, study area, modern upgraded kitchen and impressive first floor bathroom. With a clever blend of character and modern features, the home is likely to appeal to a wide variety of prospective buyers and comes with an internal viewing highly recommended. Other pleasing features include gas central heating and uPVC double glazing, whilst in brief the layout comprises: entrance hall with stairs to the first floor and access to two connecting reception rooms, the front reception room including a beautiful fire surround, whilst the dining area incorporates French doors to the rear yard and access into a useful study area with fitted storage. The kitchen is fitted with white gloss units to base and wall level and includes a built-in oven, hob and extractor. To the first floor, from the half landing is access to the family bathroom which is fitted with a three piece white suite and chrome fittings, the main landing gives access to both bedrooms and externally to the rear is an enclosed yard with gated access. Cundall Road is ideally situated within walking distance of amenities and only a short stroll from Hartlepool town centre.



GROUND FLOOR

ENTRANCE HALL

Accessed via an attractive double glazed composite entrance door with uPVC double glazed fanlight above, attractive feature archway, spindled staircase to the first floor with newel post and fitted carpet, radiator with cover included.

LOUNGE

11'9 x 9'11 (3.58m x 3.02m)

Fitted with a beautiful fire surround with a cast iron tiled insert, fitted carpet, deep coved ceiling, convector radiator, access to the rear reception area.

REAR RECEPTION ROOM

12'1 x 11'5 (3.68m x 3.48m)

Currently used as a sitting room with fitted carpet, coved ceiling, useful under stairs storage cupboard, convector radiator, access into dining area.

DINING AREA

7'5 x 7' (2.26m x 2.13m)

Incorporating uPVC double glazed French doors to the rear yard and an archway into the study area.

STUDY AREA

8'1 x 6' (2.46m x 1.83m)

Fitted with a range of units for storage with contrasting worktop, fitted carpet, double radiator, access into kitchen.

KITCHEN

8'10 x 6'3 (2.69m x 1.91m)

Fitted with a modern range of white gloss units to base and wall level with contrasting 'sparkling granite' effect work surfaces in a 'U' shaped layout incorporating a modern inset one and a half bowl single drainer sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, attractive white 'brick' style tiling to splashback, recess with plumbing for washing machine, recess for tumble dryer, Baxi gas central heating boiler, uPVC double glazed window to the side aspect, inset spotlighting to ceiling.

FIRST FLOOR

HALF LANDING

Fitted carpet, access to bathroom.

BATHROOM/WC

7'10 x 6'6 (2.39m x 1.98m)

Fitted with a modern three piece suite and chrome fittings comprising: 'Jacuzzi' style bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low level WC, tiling and panelling to walls, 'tile' effect laminate flooring, uPVC double glazed window to the side aspect, single radiator.

MAIN LANDING

Built-in storage cupboard, fitted carpet, hatch to loft space.

BEDROOM 1

15'2 x 9'10 (4.62m x 3.00m)

A good sized master bedroom with uPVC double glazed window to the front aspect, fitted carpet, coved ceiling, single radiator.

BEDROOM 2

12'1 x 8'9 (3.68m x 2.67m)

uPVC double glazed window to the rear aspect, fitted carpet, dado rail, single radiator.

OUTSIDE

The property features a low maintenance enclosed yard to the rear with artificial turf and double gates.

TENURE

We are led to believe that this property is FREEHOLD. This will be confirmed with solicitors once a sale has been agreed.

COUNCIL TAX BAND: A

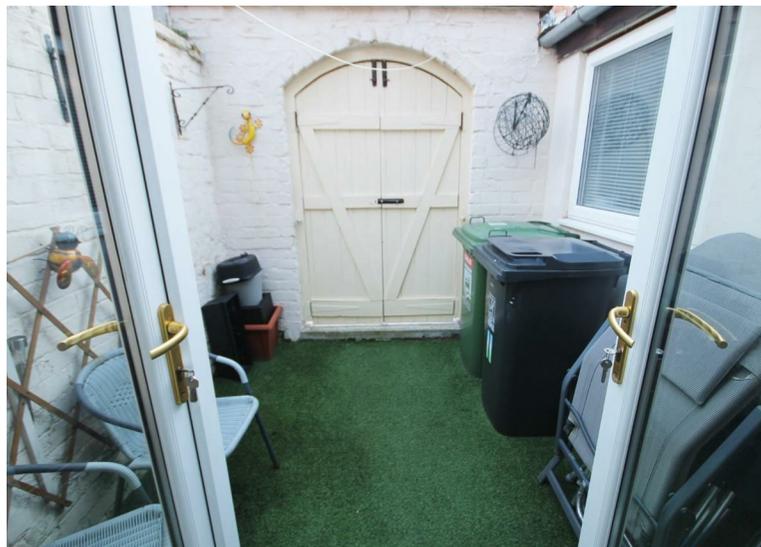








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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