



Dunlin Road, TS26 0SJ  
3 Bed - House - Semi-Detached  
£139,950

Council Tax Band: C  
EPC Rating: C  
Tenure: Freehold

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*



**\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A modern three bedroom semi-detached property occupying a pleasant, tucked back position on Dunlin Road with gardens to three sides and useful off-street parking. The home would make an ideal purchase for a first time buyer or young couple and features double glazing and gas central heating via a recently upgraded boiler (installed 21/10/2022 with 5-year warranty). The internal accommodation briefly comprises: entrance vestibule with stairs to the first floor and access to the lounge which in turn leads to the full width kitchen/dining room with built-in oven, hob and extractor. To the first floor are three bedrooms, with bedrooms one and two benefitting from fitted wardrobes, they are served by the bathroom which incorporates a three-piece white suite and chrome fittings. Externally are gardens to three sides with potential to extend (subject to planning), whilst a driveway provides useful off-street parking. The side garden includes a generous storage shed. Dunlin Road forms part of a series of cul-de-sacs just off Throston Grange Lane which is close to both schools and amenities. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).



## GROUND FLOOR

Accessed via double glazed entrance door, fitted with laminate flooring, stairs to the first floor, single radiator, access to the lounge.

## ENTRANCE VESTIBULE

Accessed via double glazed entrance door, fitted with laminate flooring, stairs to the first floor, single radiator, door to the lounge.

## LOUNGE

16'04 x 11'02 (4.98m x 3.40m)

A spacious lounge with double glazed window to the front aspect, useful under stairs storage cupboard, fitted carpet, television point, double radiator.

## KITCHEN/DINING ROOM

14'06 x 8'09 (4.42m x 2.67m)

A full width kitchen/dining room which is fitted with 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, built-in electric oven with four ring electric hob above and extractor over, brushed stainless steel splashback, additional tiled splashback, integrated washing machine, space for free standing fridge/freezer, double glazed window to the rear aspect, double glazed French doors to the rear garden, laminate flooring, double radiator, gas central heating boiler, concealed by matching eye level unit.

## FIRST FLOOR

## LANDING

Double glazed window to the side aspect, fitted carpet, hatch to loft space, storage cupboard.

## BEDROOM ONE

13'05 x 7'10 (4.09m x 2.39m)

Mirror fronted sliding wardrobes, double glazed window to the rear aspect, fitted carpet, single radiator.

## BEDROOM TWO

11'07 x 7'10 (3.53m x 2.39m)

Double glazed window to the front aspect, mirrored wardrobes, fitted carpet, single radiator.

## BEDROOM THREE

8'09 x 6'05 (2.67m x 1.96m)

Double glazed window to the rear aspect, fitted carpet, single radiator.

## BATHROOM/WC

6'09 x 6'05 (2.06m x 1.96m)

Fitted with a three-piece white suite and chrome fittings comprising: panelled bath with

chrome mixer tap, Mira shower over, protective glass shower screen, wash hand basin with chrome mixer tap, low level WC, tiling to splashback, double glazed window to the side aspect, extractor fan, single radiator.

## OUTSIDE

The property occupies a pleasant, tucked back position with lawned gardens to three sides and the potential to extend (subject to planning). The side and rear garden are accessed via a gate to the side of the property with useful storage shed included. A driveway provides useful off-street parking.

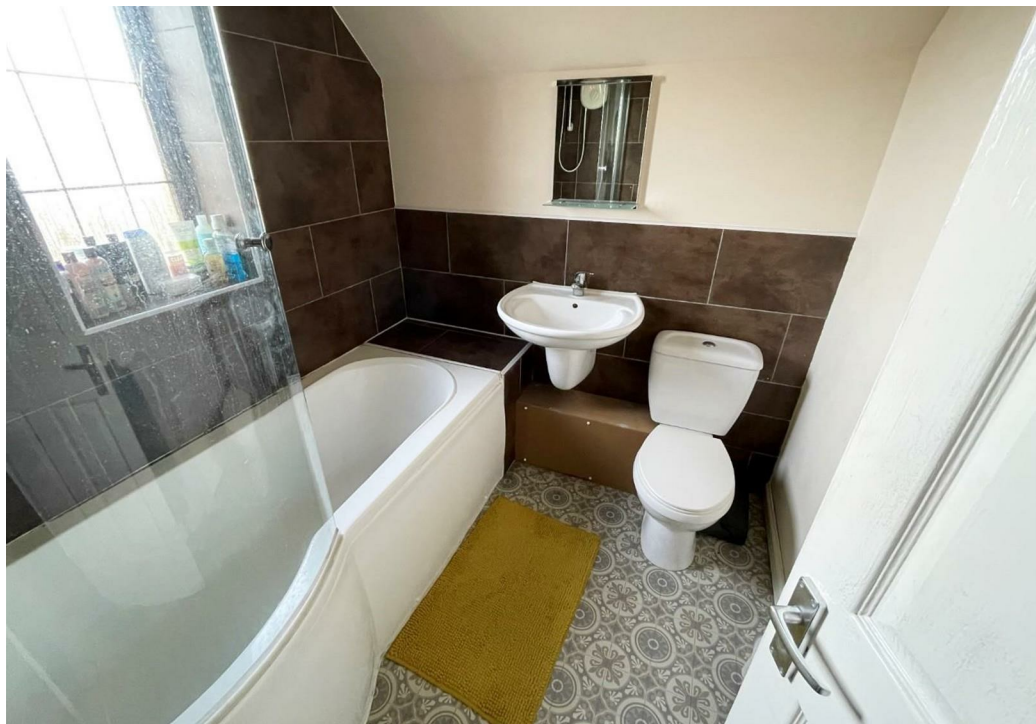
## NB

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.





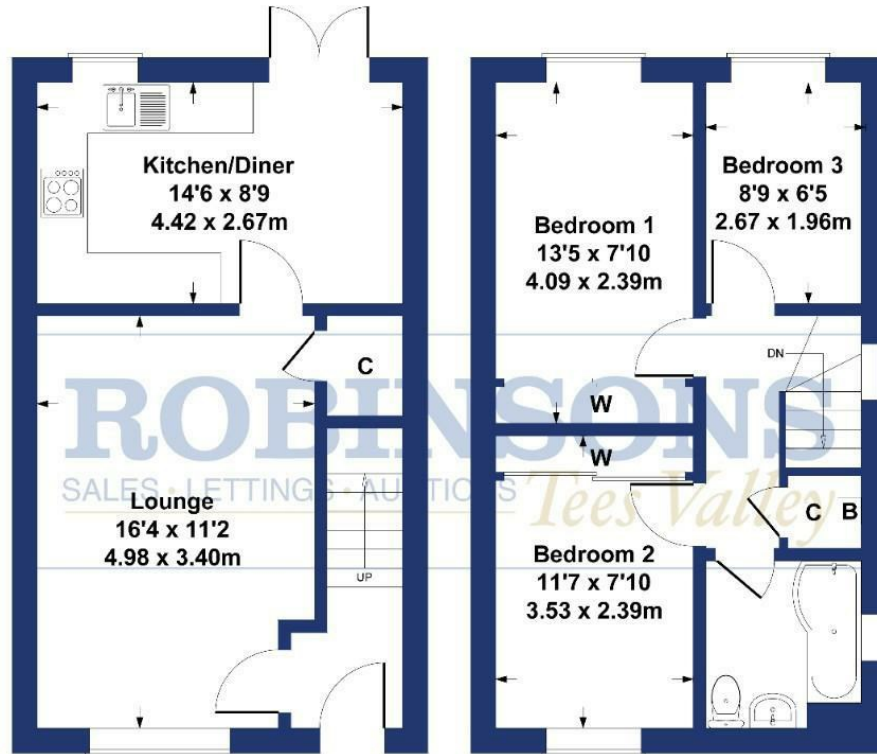






# Dunlin Road

Approximate Gross Internal Area  
742 sq ft - 69 sq m



GROUND FLOOR

FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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