



**The Crest, TS26 0ER**  
**4 Bed - House - Detached**  
**£269,950**

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



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# The Crest Hartlepool TS26 0ER

\*\*\* NO CHAIN INVOLVED \*\*\* A rarely available FOUR BEDROOM detached property offering spacious, well proportioned and versatile accommodation, ideal for family requirements with two reception rooms and small sun room. The home occupies a pleasant position on The Crest with a westerly aspect rear garden, useful off street parking, double garage and distant sea view from the front aspect. With undoubted potential, an internal viewing comes highly recommended. The property further benefits from gas central heating, uPVC double glazing and fourteen solar panels providing a generous annual return.

In brief the layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, the generous family lounge looks out to the rear garden and links to a spacious second reception room and through to the small sun room extension. The kitchen includes a range of integrated appliances, whilst a large utility room is located to the back of the double garage. To the first floor are four bedrooms with built-in wardrobes, the master further benefitting from a useful en-suite shower room, the remaining bedrooms are served by the family bathroom.

Externally is a low maintenance front garden and double width block paved drive. The enclosed, westerly aspect rear garden features lawn, patio and planted borders. The attached double garage is accessed via a remote controlled roller door to the front, links to the utility room and has an integral door to the kitchen. The Crest is located off Warkworth Drive, within a short stroll of High Tunstall College. **VIEWING RECOMMENDED.**











## GROUND FLOOR

### ENTRANCE PORCH

6'2 x 2'5 (1.88m x 0.74m)

Accessed via a double glazed patio door to the front with matching side screen, internal patio door through to the hall.

### ENTRANCE HALL

6'6 x 8'8 (1.98m x 2.64m)

Turned staircase to the first floor, coving to ceiling, radiator with shelf above, access to:

### GUEST WC

4'2 x 6'1 (1.27m x 1.85m)

Fitted with a two piece white suite comprising: inset wash hand basin with dual taps and vanity cabinet below, close coupled WC, tiling to walls, coving to ceiling, uPVC double glazed window to the front aspect, cloaks area.

### FAMILY LOUNGE

11'8 x 16'2 (3.56m x 4.93m)

A good size family lounge which enjoys views of the rear garden via double glazed patio doors with security shutters, feature fire surround with 'marble' style back and base, 'coal' effect electric fire, coving to ceiling, double radiator, door through to the second reception room.

### SECOND RECEPTION ROOM

10' x 16'3 (3.05m x 4.95m)

Offering a variety of uses, whilst linking to the sun room via double glazed patio doors, coving to ceiling, serving hatch into the kitchen, double radiator.

### SUN ROOM

9'11 x 7'8 (3.02m x 2.34m)

uPVC double glazed framed sun room with two doors to the rear garden.

### KITCHEN

10'5 x 13'6 (3.18m x 4.11m)

Fitted with a range of units to base and wall level with complementing work surfaces and matching splashback incorporating an inset double sink with mixer tap over, built-in electric oven with four ring hob above and extractor over, integrated fridge and dishwasher, uPVC double glazed window offering distant sea views to the front, integral door into the garage, coving to ceiling, single radiator.

### UTILITY (VIA GARAGE)

10'2 x 9'5 (3.10m x 2.87m)

Fitted with a modern range of white gloss units to base and wall level with contrasting roll-top work surfaces in a 'U' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess with plumbing for washing machine, space for free standing fridge/freezer, laminate flooring, glazed window to the rear aspect with security shutter, glazed door to the rear garden with security shutter.

## FIRST FLOOR

### LANDING

8'7 x 6'9 (2.62m x 2.06m)

Accessed via turned staircase with uPVC double glazed window to the



side aspect, built-in storage cupboard, coving to ceiling, hatch to insulated and part boarded loft space.

### BEDROOM ONE

9'8 x 11'6 (2.95m x 3.51m)

A good size master bedroom with a built-in double wardrobe, uPVC double glazed window to the rear aspect, coving to ceiling, single radiator, access to:

### EN-SUITE SHOWER ROOM/WC

6'8 x 3'9 (2.03m x 1.14m)

Fitted with a three piece suite comprising: single shower cubicle with space saving folding door, inset wash hand basin with dual taps and vanity cabinet below, low level WC, tiling to walls, coving to ceiling, extractor fan.

### BEDROOM TWO

9'11 x 16'3 (3.02m x 4.95m)

A generous second bedroom with two double wardrobes, dressing area with matching drawers, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

### BEDROOM THREE

9'11 x 7'3 (3.02m x 2.21m)

Two built-in wardrobes, additional storage over the bed area, uPVC double glazed window with distant sea view, coving to ceiling, single radiator.

### BEDROOM FOUR

9'6 x 7'3 (2.90m x 2.21m)

Built-in single wardrobe, uPVC double glazed window with distant sea view, single radiator.

### FAMILY BATHROOM/WC

6'6 x 6'8 (1.98m x 2.03m)

Fitted with a three piece suite comprising: panelled bath with dual taps and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, coving to ceiling, uPVC double glazed window to the side aspect, single radiator.

### EXTERNALLY

The property features a low maintenance, part lawned front garden with a planted border and double width block paved driveway which allows useful off street parking. The enclosed westerly aspect rear garden should prove to be a suntrap in the summer months, with paved patio area, lawn, paved walkway and established border.

### DOUBLE GARAGE

16'2 x 20'5 (4.93m x 6.22m)

Accessed via a remote controlled roller door to the front, integral door from the kitchen, internal door giving access to the utility room, lighting, power points and shelved storage.

### 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<sup>m</sup>  
1733 ft<sup>2</sup>  
160.9 m<sup>2</sup>

(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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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. 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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