



***** REDUCED ***NO CHAIN INVOLVED***** This rare property situated in the village of Castle Eden offers fantastic links to the A19 and transport routes to Newcastle, Durham and Teesside. Situated on Dene View, a sought after address by many and a fine village, with a range of amenities nearby. There are countryside walkways, as well as a cosy eatery/village public house ideal for families and dining, a range of commuting links to the surrounding towns of Peterlee and Durham, which will tick a host of boxes for many. The accommodation comprises of: entrance porch leading to the hallway with oak/glass staircase, lounge, dining room, kitchen boasting two Velux skylights, with French doors opening onto the rear garden, opening into the utility having plumbing for washing machine and dishwasher, biomass wood pellet eco friendly boiler system.

To the first floor is the family bathroom with a four piece suite, two double bedrooms, stairs to the second floor leading to a spacious third bedroom. Externally is a low maintenance garden to the front elevation, whilst to the rear elevation is an enclosed garden having an artificial lawn area, white pebble area, off street parking and storage shed. Ideal for countryside and coastal walks, with easy access to the A19.

Dene View, Castle Eden, Hartlepool, TS27 4SE
3 Bed - House - End Terrace
Offers Over £229,995
EPC Rating: F
Council Tax Band: D
Tenure: Freehold



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Dene View, Hartlepool, TS27 4SE

GROUND FLOOR

Entrance Porch

Hallway

Lounge

14'7 x 12'2 (4.45m x 3.71m)

Dining Room

14'1 x 11'11 (4.29m x 3.63m)

Kitchen

16' x 12'7 (4.88m x 3.84m)

Utility

FIRST FLOOR

Family Bathroom

Bedroom 1

16'6 x 13'5 (5.03m x 4.09m)

Bedroom 2

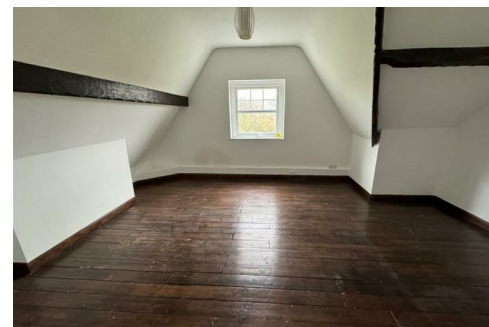
12'10 x 11'10 (3.91m x 3.61m)

Bedroom 3

15'11 x 12'3 (4.85m x 3.73m)

Externally

To the front elevation is a wall enclosed gravel garden with a paved feature circle having shrubs, whilst to the rear elevation is an enclosed garden having artificial lawn area, white pebble area, off street parking and storage shed.



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-58) 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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