



**Springston Road, Deer Park, TS26 0EY**  
**3 Bed - House - Detached**  
**£205,000**

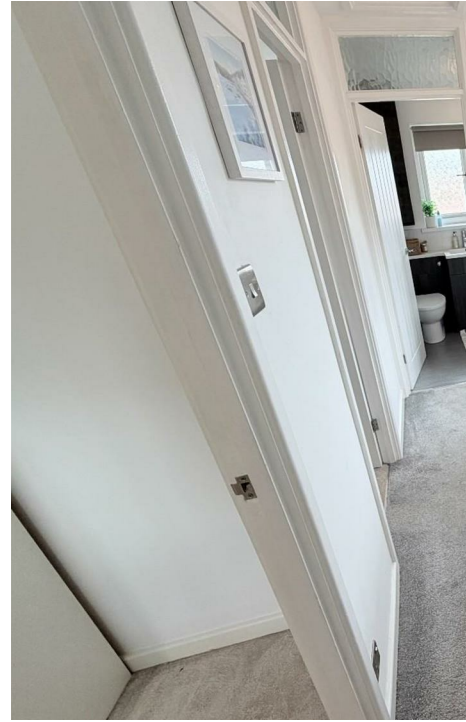
**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: C**

# Springston Road Deer Park Hartlepool TS26 0EY

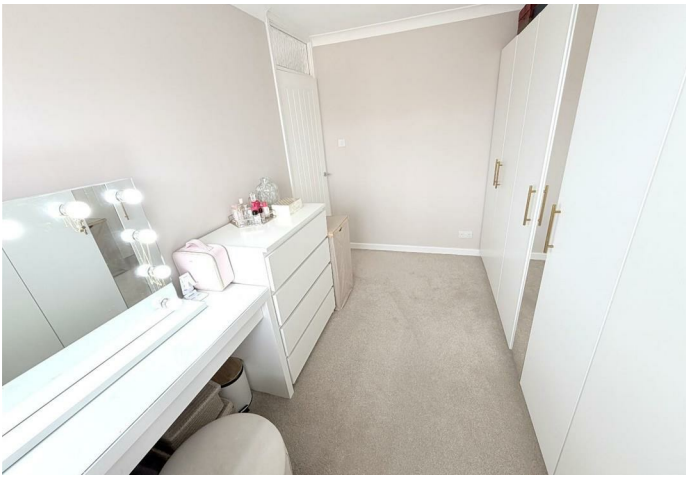
An impressive three bedroom detached property occupying a pleasant corner position on Springston Road in a popular part of the Deer Park Estate. The home offers accommodation ideal for a first time buyer or young family, with two reception rooms, modern kitchen and upgraded bathroom. An internal viewing comes recommended, with further benefits including gas central heating, uPVC double glazing and useful off street parking. The full layout comprises: entrance hall with stairs to the first floor and access to both reception rooms, the lounge leading through to the kitchen/breakfast room which includes a built-in oven, hob and extractor. The converted garage offers a variety of uses and would make an ideal home office/playroom. To the first floor are three bedrooms and the modern bathroom which incorporates a three piece white suite and chrome fittings. Externally are low maintenance gardens, with a double width block paved driveway allowing useful off street parking. The enclosed rear garden enjoys a high degree of privacy, with a useful storage area at the back of the original garage. For those looking to further enhance, there is scope to extend. VIEWING RECOMMENDED.











## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door, fitted with modern laminate flooring, staircase to the first floor with fitted carpet, access to both reception rooms.

### CONVERTED GARAGE/RECEPTION ROOM

7'8 x 11'6 (2.34m x 3.51m)

Offering a variety of uses, with modern laminate flooring, uPVC double glazed window to the front aspect, inset spotlighting to the ceiling, convector radiator.

### FRONT LOUNGE

11'2 x 15'6 (3.40m x 4.72m)

A comfortable family lounge with uPVC double glazed window to the front aspect, attractive feature fire surround with 'granite' style back and base, inset chrome 'coal' effect gas fire, fitted carpet, double radiator, access to:

### KITCHEN/BREAKFAST ROOM

14'4 x 9'2 (4.37m x 2.79m)

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback in an 'L' shaped layout incorporating an inset single drainer sink unit with modern spray mixer tap, built-in electric oven with four ring hob above and extractor hood over, recess for washing machine, recess for dishwasher, breakfast bar area, space for free standing fridge/freezer, two uPVC double glazed windows to the rear aspect, uPVC double glazed door to the rear, double radiator below the breakfast bar, useful under stairs storage cupboard, inset spotlighting to the ceiling.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, built-in storage cupboard, fitted carpet, hatch to loft space.

### BEDROOM ONE

8' x 13'7 (2.44m x 4.14m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

### BEDROOM TWO

7'11 x 11'6

Currently fitted with modern laminate flooring, uPVC double glazed window to the front aspect, inset spotlighting to the ceiling, convector radiator.

### BEDROOM THREE

6'1 x 7'6

Part part of the front aspect, fitted with modern laminate flooring, uPVC double glazed window to the front aspect, inset spotlighting to the ceiling, convector radiator.

### BATHROOM

6'2 x 5'5

Fitted with modern laminate flooring, uPVC double glazed window to the front aspect, inset spotlighting to the ceiling, convector radiator, central heating, double radiator, access to splashback, aspect, coving to ceiling.

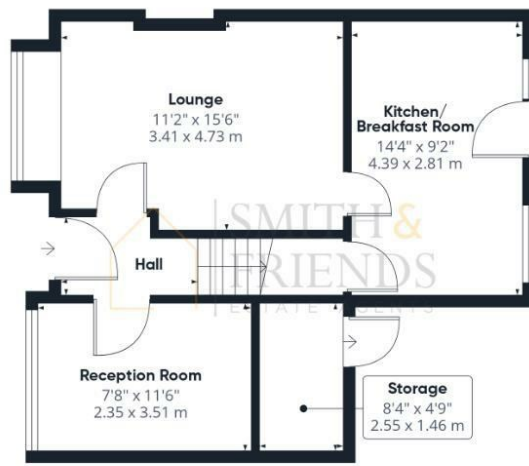
### EXTERNAL

The property is fully finished and ready for occupation. It features a modern kitchen, a bright living area, a comfortable lounge, a bathroom, and a bedroom. The property is located in a quiet residential area and offers excellent value for money. The price is also negotiable. STORAGE: The property has a built-in storage cupboard in the landing and a useful under stairs storage cupboard in the kitchen.

### NB

Floorplan: The property is fully finished and ready for occupation. All measurements are approximate. Appliances: The property is fully fitted with modern appliances. They can be seen in the photos. Seller, no offers.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
825 ft<sup>2</sup>  
76.6 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>	74	78

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.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk