



****REDUCED**** This stunning family home has been extensively remodelled and refurbished whilst retaining many of its original features, this 4/5 bedroom terrace comes with viewing strongly recommended. The generously proportioned rooms and versatile layout will appeal to a variety of potential buyers and boasts a stunning open plan dining/kitchen, two large reception rooms, Four double bedrooms and a stunning modern family bathroom. Benefiting from uPVC DG throughout, GCH and Solar panelling.

The accommodation briefly comprises: entrance vestibule, hallway, two reception rooms, open plan dining/kitchen and conservatory. To the first floor there are four bedrooms and a family bathroom.

The converted attic is accessed from bedroom 4.

Externally: the west facing enclosed rear garden is mainly laid to lawn with well stocked established borders and paved patio area and decking area. To the front a palisade walled garden,

Belmont Gardens, Hartlepool, TS26 9LS

4 Bedroom - House

£197,500

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



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FRIENDS**
ESTATE AGENTS

GROUND FLOOR

Entrance

Composite front door, through to the hallway.

Hallway

Spindle staircase to first floor, radiator and under stairs storage.

Lounge / Dining Area

Dual aspect lounge diner with bay windows to the front and rear, feature fireplaces with decorative over mantles in both rooms and two radiators.

Dining Kitchen

Fitted with a range of white wall, base and drawer units with "woodblock" effect worktops and splashback, twin Belfast sink with mixer tap, Six ring gas hob, double oven, integrated appliances include dishwasher, washing machine and fridge freezer, recessed spotlights, French doors opening onto the patio, and conservatory, Velux window and under floor heating.

Conservatory

uPVC DG French doors opening onto the rear garden.

FIRST FLOOR

Bedroom (Front)

uPVC DG bay window, built in wardrobes and radiator.

Bedroom (Rear)

uPVC DG window, built in wardrobes and radiator.

Bedroom (Rear)

uPVC DG window and radiator.

Bedroom (Front)

uPVC DG window, radiator and staircase to fifth bedroom (attic)

Family Bathroom

Stunning recently re fitted four piece family bathroom with double ended bath, double shower cubicle with wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC. Co ordinated tiled walls and flooring, heated chrome towel rail and uPVC DG window.

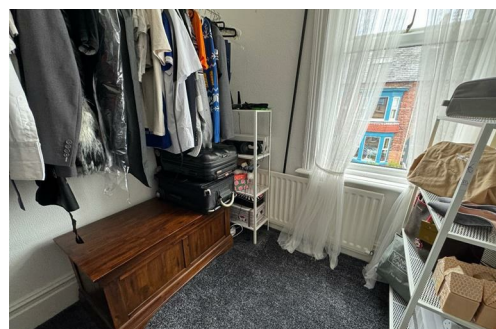
Bedroom (Attic)

Attic conversion with twin aspect Velux windows, eves storage and vaulted ceiling.

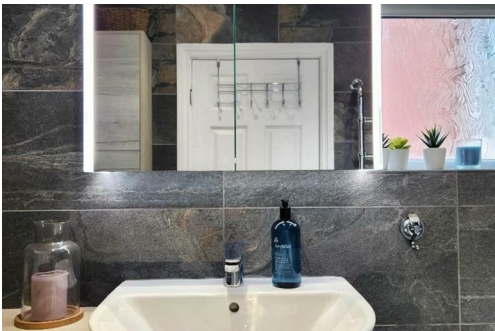
Externally

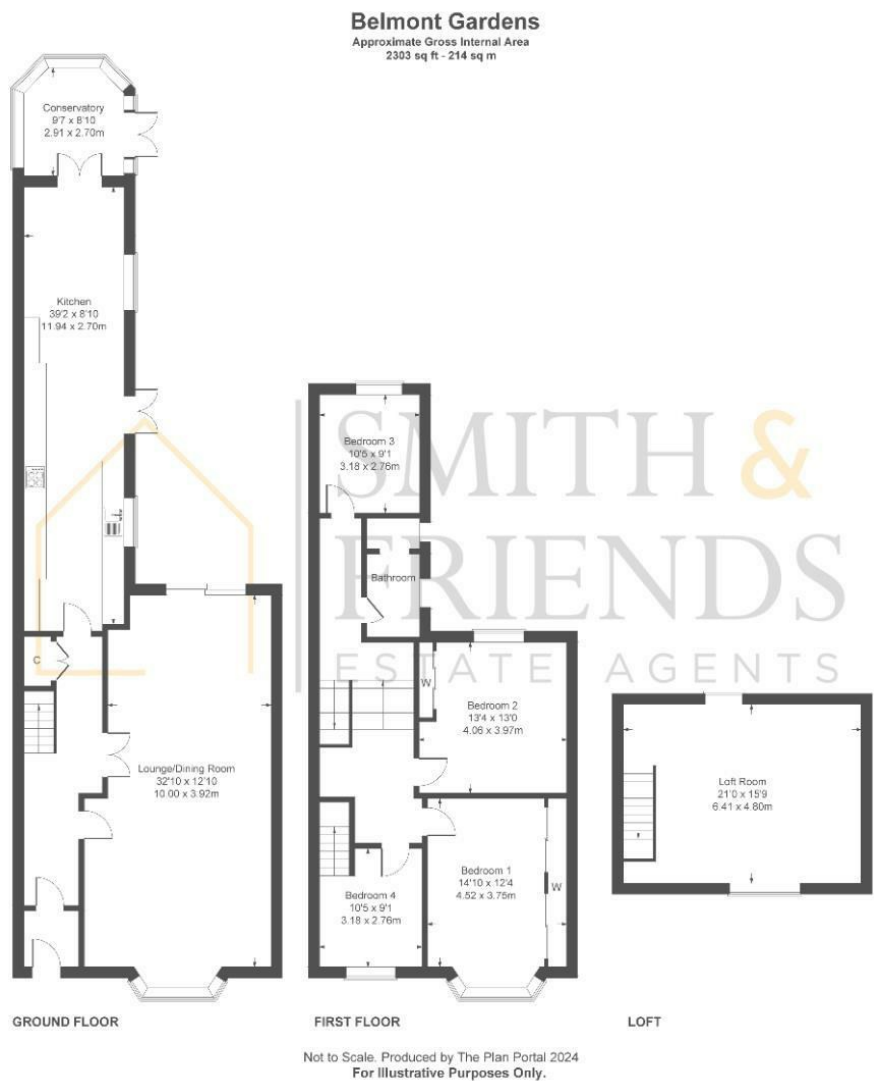
Sunny westerly facing rear garden which is mainly laid to lawn with well stocked borders, a paved area and private patio area.

To the front a palisade walled garden,



Belmont Gardens, Hartlepool, TS26 9LS





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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC