



Raby Road, TS24 8LA
3 Bed - House - Semi-Detached
£110,000

EPC Rating:
Tenure: Freehold
Council Tax Band: A



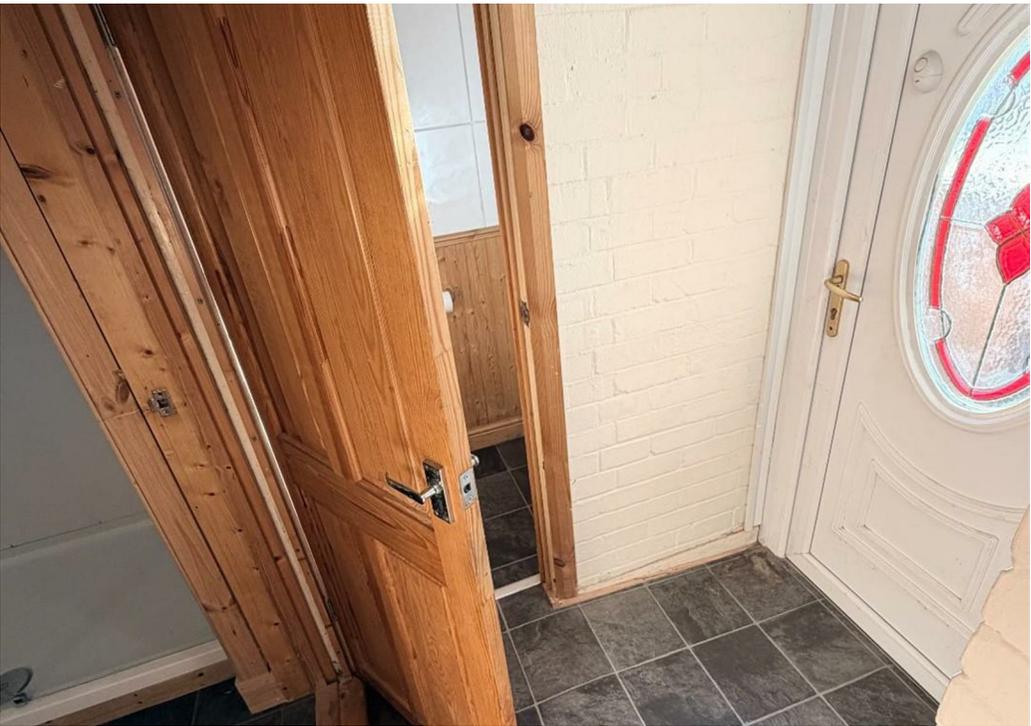
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Raby Road Hartlepool TS24 8LA

*** NO CHAIN INVOLVED *** A spacious semi-detached property set back on Raby Road with accommodation ideal for family requirements. The home features three double bedrooms, lounge, dining room and conservatory, alongside two bathrooms and a useful attic room. An internal viewing comes recommended, with further benefits including gas central heating and uPVC double glazing. The full layout comprises: entrance porch through to the hall with stairs to the first floor and access into the lounge which links to the separate dining room and into the conservatory. The kitchen has a door to the side lobby and through to the ground floor shower room with separate WC. To the first floor are three double bedrooms and the main bathroom which incorporates a three-piece suite. A useful attic room completes the internal layout with access via a pull down ladder. Externally is a low maintenance front with a driveway providing useful off-street parking. The enclosed rear garden has patio and pebbled areas. **VIEWING RECOMMENDED.**











GROUND FLOOR

ENTRANCE PORCH

3'4 x 4'11 (1.02m x 1.50m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, panelling to walls and ceiling, internal uPVC double glazed door to the hall.

ENTRANCE HALL

13'4 x 6'5 (4.06m x 1.96m)

Spindled staircase to the first floor with under stairs recess, uPVC double glazed window to the side aspect, single radiator, glazed internal door through to the lounge.

FRONT LOUNGE

13' x 14'1 (3.96m x 4.29m)

A good size lounge with uPVC double glazed bow window to the front aspect, feature fire surround with 'granite' style back and base, single radiator, double doors through to:

DINING ROOM

9'4 x 8'10 (2.84m x 2.69m)

Ideally situated off the kitchen whilst providing further access to the conservatory via double glazed patio doors, single radiator.

CONSERVATORY

8'9 x 8' (2.67m x 2.44m)

uPVC double glazed conservatory with French doors to the rear garden, 'tile' effect laminate flooring, ceiling fan, double socket.

KITCHEN

9'1 x 11'8 (2.77m x 3.56m)

Fitted with a range of units to base and wall level with contrasting work surfaces, single drainer stainless steel sink unit with mixer tap over, space for free standing appliances including recess for cooker with tiled splashback and extractor hood over, recess for washing machine, space for free standing fridge/freezer, 'tile' effect laminate flooring, uPVC double glazed window to the rear aspect, extractor fan, single radiator.

SIDE LOBBY

uPVC double glazed access door to the front, 'laminate' effect vinyl flooring, access to ground floor shower room and separate WC.

GROUND FLOOR SHOWER ROOM

11'2 x 6'4 (3.40m x 1.93m)

Fitted with a two piece suite comprising: double shower with protective glass screen and chrome shower, pedestal wash hand basin with chrome dual taps, tiling and panelling to walls and ceiling, 'tile' effect vinyl flooring, uPVC double glazed window to the rear aspect, convector radiator.

SEPARATE WC

5' x 2'8 (1.52m x 0.81m)

Fitted with low level WC, tiling and panelling to walls, matching 'tile' effect vinyl flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, access to bedrooms and bathroom.

BEDROOM ONE

10'5 x 12' (3.18m x 3.66m)

uPVC double glazed window to the front aspect, built-in storage cupboards, single radiator.

BEDROOM TWO

12'1 x 8'10 (3.68m x 2.69m)

uPVC double glazed window to the rear aspect, built-in storage cupboard with sliding door, single radiator, hatch to attic room with pull down access ladder.

BEDROOM THREE

9'1 x 10'9 (2.77m x 3.28m)

uPVC double glazed window to the rear aspect, built-in storage cupboard, single radiator.

FAMILY BATHROOM/WC

5'10 x 7'5 (1.78m x 2.26m)

Fitted with a three piece white suite comprising: curved panelled 'Jacuzzi' style bath with mixer tap and shower over, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the front aspect, extractor fan, single radiator.

ATTIC ROOM

11'9 x 8'10 plus 11'1 x 6'3 (3.58m x 2.69m plus 3.38m x 1.91m)

Divided into two areas with ample storage, additional eaves storage, panelling to walls and ceilings, double glazed 'Velux' style window to the rear aspect, lighting, sockets and convector radiator.

EXTERNALLY

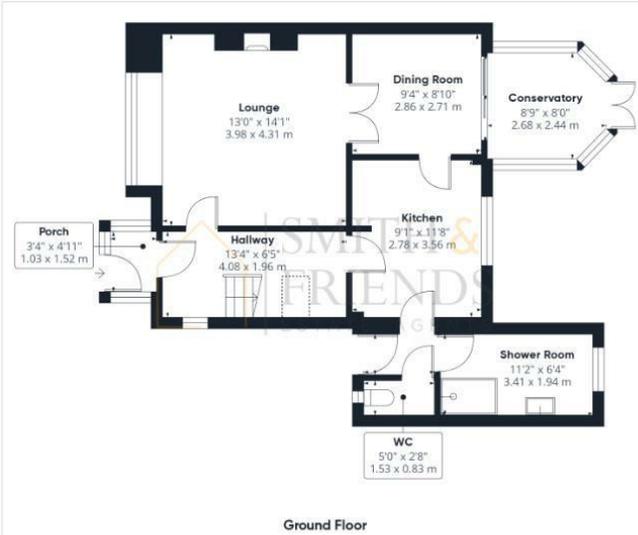
The property features a low maintenance front with double wrought iron gates opening to a driveway which allows off street parking. The enclosed rear garden enjoys a good degree of privacy with patio and pebbled areas featuring fenced boundaries and timber summerhouse/storage shed.

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



Floor 2



Approximate total area⁽¹⁾
 1326 ft²
 123.3 m²
 Reduced headroom
 15 ft²
 1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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