Sandbanks Drive, King Oswy, TS24 9RS
3 Bed - House - Semi-Detached
£185,000

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

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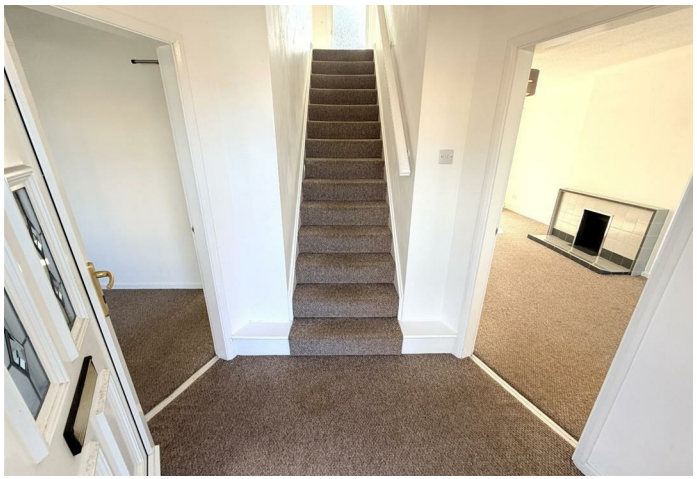
ESTATE AGENTS

Sandbanks Drive
King Oswy Hartlepool TS24 9RS

*** NO CHAIN INVOLVED *** A deceptively spacious double fronted semi-detached property located in a popular part of King Oswy close to both schools and amenities. The home offers three good size bedrooms, two reception rooms, generous rear garden, off street parking and attached garage. An ideal purchase for a first time buyer or family, with further benefits including gas central heating and uPVC double glazing. The accommodation is neutrally decorated throughout and briefly comprises: entrance hall with stairs to the first floor, generous dual aspect lounge, separate dining room which links to the kitchen, three good size bedrooms and the family bathroom which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front garden, block paved driveway, garage with remote controlled roller door and spacious south west facing rear garden with lawn, planted and patio areas. Sandbanks Drive is well situated within a short stroll of Barnard Grove Primary School. VIEWING RECOMMENDED.



GROUND FLOOR

ENTRANCE HALL
8'4 x 5'8 (2.54m x 1.73m)
Accessed via uPVC double glazed entrance door with matching uPVC double glazed side screens, staircase to the first floor, fitted carpet, meter cupboard, glazed internal doors to the lounge and dining room.

DUAL ASPECT FAMILY LOUNGE
11'3 x 22' (3.43m x 6.71m)
A generous dual aspect lounge which incorporates uPVC double glazed patio doors to the rear garden, large uPVC double glazed window to the front aspect, tiled fire surround with fire recess, fitted carpet, coving to ceiling, two convector radiators, serving hatch into the kitchen.

SEPARATE DINING ROOM
9'10 x 9'6 (3.00m x 2.90m)
Ideally situated off the kitchen with uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

KITCHEN/BREAKFAST ROOM
13'3 x 12'4 (4.04m x 3.76m)
Fitted with a range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating a single drainer stainless steel sink unit with mixer tap, built-in electric double oven with separate four ring hob and extractor hood over, tiling to splashback, space for free standing fridge/freezer, recess for washing machine and additional appliance, breakfast bar area, useful under stairs storage cupboard with shelving, 'laminate' effect vinyl flooring, panelling to walls and ceiling, uPVC double glazed window looking out to the rear garden, uPVC double glazed door to the rear garden, convector radiator.

FIRST FLOOR

LANDING
9'11 x 6'11 (3.02m x 2.11m)
uPVC double glazed window to the rear aspect, fitted carpet, built-in storage cupboard, hatch to loft space.

BEDROOM ONE
11'2 x 12'10 (3.40m x 3.91m)
A generous master bedroom with a large uPVC double glazed window offering a distant sea view, fitted carpet, built-in storage cupboard/wardrobe with hanging rail and shelf, convector radiator.

BEDROOM TWO
9'11 x 15' (3.02m x 4.57m)
A spacious second bedroom with free standing wardrobes, uPVC double glazed window to the front aspect, again, enjoying a pleasant sea view, walk-in storage cupboard/wardrobe with hanging rail and shelving, fitted carpet, convector radiator.

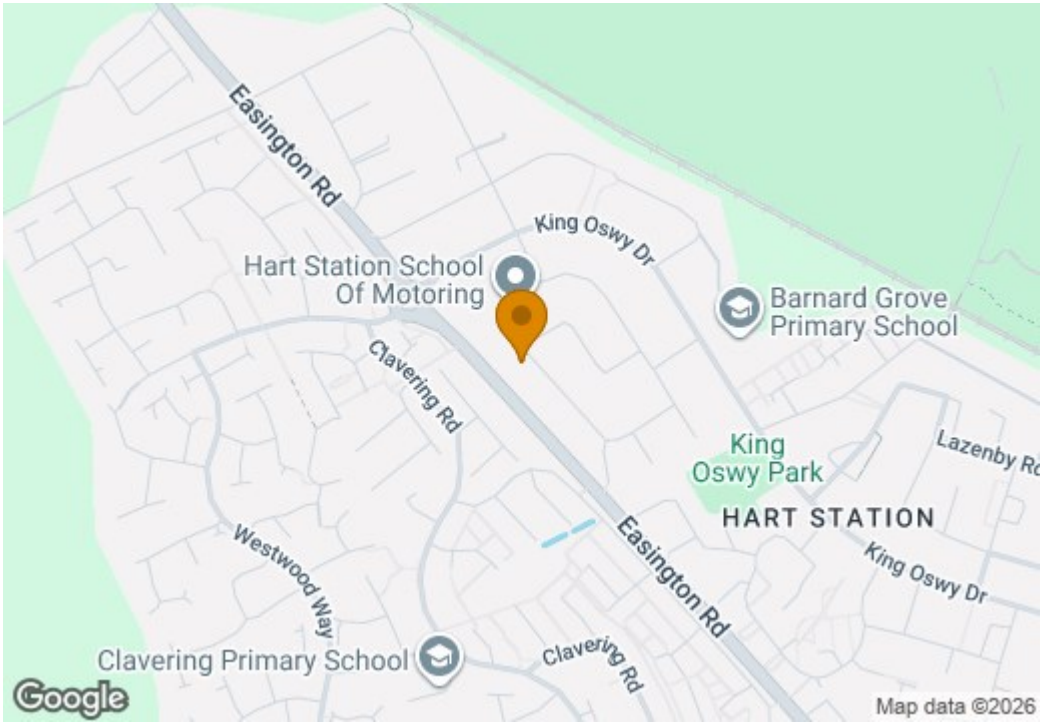
BEDROOM THREE
7'5 x 9'1 (2.26m x 2.77m)
uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

FAMILY BATHROOM/WC
5'4 x 6'10 (1.63m x 2.08m)
Fitted with a three piece suite comprising: panelled bath with mixer tap and shower attachment, protective glass shower screen, 'vanity' style inset wash hand basin with central mixer tap, vanity drawers below and mirror over with downlighting and additional cabinet, concealed WC with tiled back and vanity area above, tiling to walls, 'laminate' effect vinyl flooring, large uPVC double glazed window to the rear aspect, inset spotlights and extractor to the ceiling, double radiator.

EXTERNALLY
The property features a low maintenance front garden enclosed by a brick boundary wall, with a block paved driveway providing useful off street parking in front of the garage. The enclosed rear garden enjoys a south westerly aspect, meaning it should prove to be a suntrap in the summer months, with a patio area, raised lawn and additional planted areas.

ATTACHED GARAGE
9'11 x 20'8 (3.02m x 6.30m)
Accessed via a remote controlled roller shutter door to the front, uPVC door from the rear garden, uPVC double glazed window to the rear, lighting and sockets, Worcester gas central heating boiler.

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.


Easington Rd
King Oswy Dr
Hart Station School
Of Motoring
Barnard Grove
Primary School
Clavering Rd
King
Oswy Park
Lazenby Rd
HART STATION
Westwood Way
Easington Rd
King Oswy Dr
Clavering Primary School
Clavering Rd
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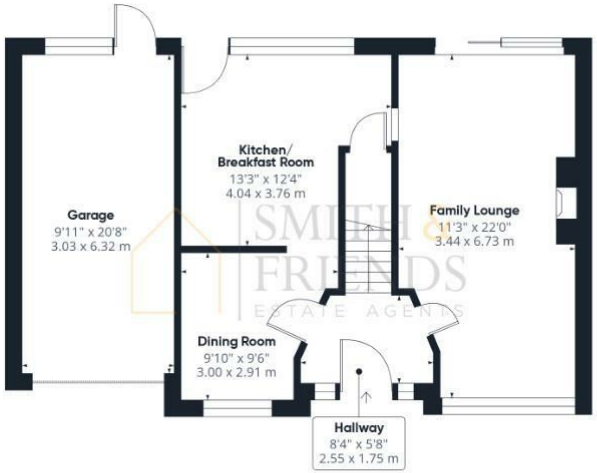
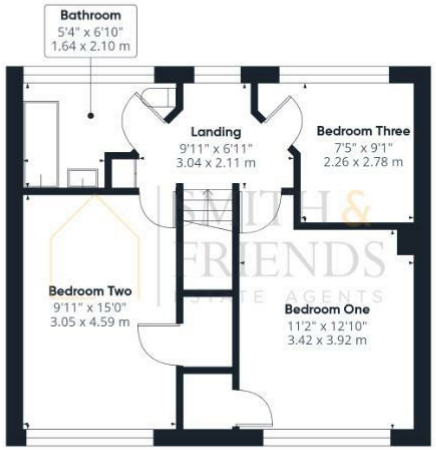


Ground Floor



Floor 1

Approximate total area(1)

1267 ft²

117.7 m²

(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.

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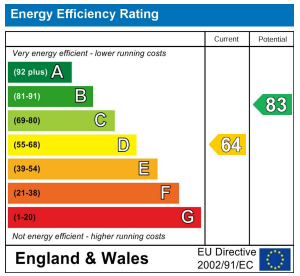

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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