



**Elgin Road, TS25 4DX**  
**3 Bed - House - Semi-Detached**  
**£105,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: A**



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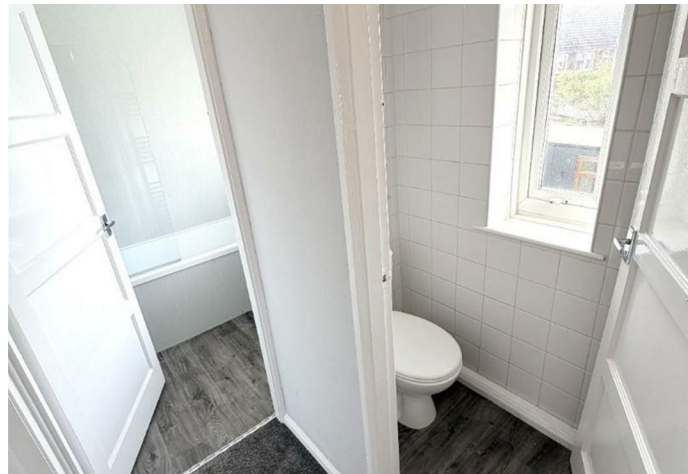
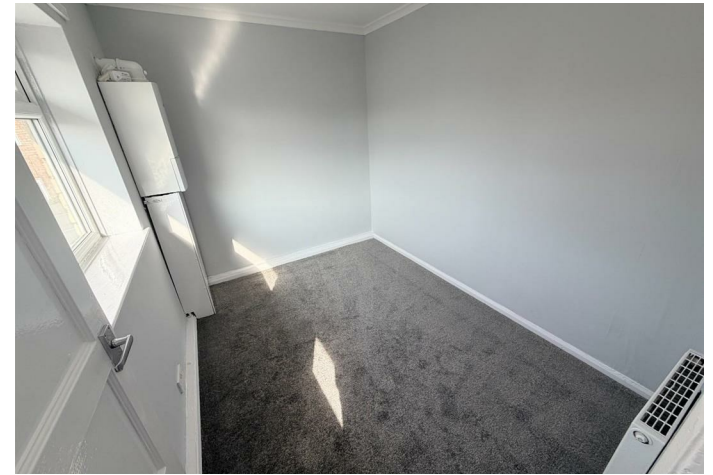
## Elgin Road Hartlepool, TS25 4DX

\*\*\* NO CHAIN INVOLVED \*\*\* A spacious three bedroom semi-detached property occupying a pleasant set back position on Elgin Road with gardens to three sides, off street parking and large summerhouse/home office. The property would make an ideal purchase for a first time buyer, family or possible investment opportunity with recent redecoration, new flooring, gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor, with a generous lounge leading through to a small sun room. The spacious kitchen is fitted with grey gloss units and offers space for free standing appliances. To the first floor are three good size bedrooms and the modern bathroom with separate WC. Externally is a lawned front garden, with a paved driveway providing useful off street parking. Double gates open to a decked patio area with storage and through to the WESTERLY ASPECT REAR GARDEN. A large external summerhouse/work space offers a variety of uses, with French doors and WC. Elgin Road is situated between Erskine Road and Dalkeith Road.









## **GROUND FLOOR**

### **ENTRANCE HALL**

6'1 x 6' (1.85m x 1.83m)

Accessed via uPVC double glazed entrance door, newly fitted 'laminate' effect vinyl flooring, stairs to the first floor with newly fitted carpet, single radiator, access to:

### **FRONT LOUNGE**

18'1 x 12'7 (5.51m x 3.84m)

A generous lounge with a large uPVC double glazed window to the front aspect, newly fitted carpet, feature fire surround with cast iron fire insert, double radiator, door to the kitchen, double glazed patio doors to the sun room.

### **SUN ROOM**

5'11 x 6'8 (1.80m x 2.03m)

uPVC double glazed sun room with door to the rear garden, newly fitted 'laminate' effect vinyl flooring.

### **KITCHEN/DINER**

18'1 x 12'8 (5.51m x 3.86m)

Fitted with a range of grey gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap and tiled splashback, recess for free standing range cooker with extractor hood over, space for additional appliances, newly fitted 'laminate' effect vinyl flooring, useful under stairs storage cupboard, two uPVC double glazed windows, uPVC double glazed door to the side, double radiator.

## **FIRST FLOOR**

### **LANDING**

uPVC double glazed window to the rear aspect, newly fitted carpet, coving to ceiling, hatch to loft space.

### **BEDROOM ONE**

10'8 x 12'8 (3.25m x 3.86m)

A good size master bedroom with two uPVC double glazed windows to the front aspect, newly fitted carpet, coving to ceiling, single radiator.

### **BEDROOM TWO**

12'6 x 11'8 (3.81m x 3.56m)

Two uPVC double glazed windows, newly fitted carpet, coving to ceiling, double radiator.

### **BEDROOM THREE**

7'3 x 9'6 (2.21m x 2.90m)

uPVC double glazed window overlooking the rear garden, newly fitted carpet, gas central heating boiler, coving to ceiling, convector radiator.

## **BATHROOM**

5'5 x 5'4 (1.65m x 1.63m)

Fitted with a modern two piece suite comprising: panelled bath with mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with dual taps, tiling and panelling to splashback, newly fitted 'laminate' effect vinyl flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

### **SEPARATE WC**

2'6 x 4'11 (0.76m x 1.50m)

Fitted with a low level WC in white, tiled walls, newly fitted 'laminate' effect vinyl flooring, wall mounted vanity mirror, uPVC double glazed window to the rear aspect.

## **EXTERNALLY**

The property occupies a generous plot set back from the road with a predominantly lawned front garden. A paved driveway provides useful off street parking. Double timber gates open to a further paved area and decked side patio with storage. The westerly aspect rear garden incorporates decking, lawn and block paved areas, whilst giving access to a large summerhouse/external work space.

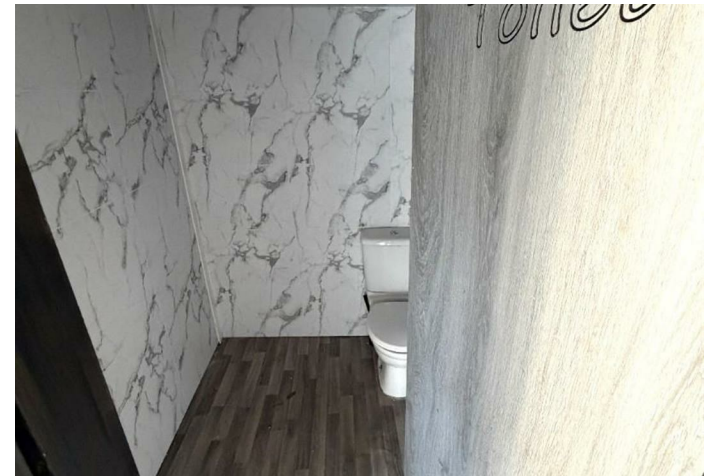
## **SUMMERHOUSE/WORK SPACE**

15'1" x 22'6 (4.60m x 6.86m)

Offering a variety of uses, with fitted storage, laminate flooring, 'lantern' style window to the roof, inset spotlighting and SEPARATE WC (5'6 x 6'1) (1.68m x 1.85m) which is fitted with a two piece white suite.

## **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.





| 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 |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

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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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