



A mature three bedroom semi detached house which has been tastefully upgraded by the current owners. Extended to the rear and now provides a lovely sunroom and conservatory. Benefitting from uPVC double glazing and gas central heating throughout. The accommodation comprises: entrance hall, ground floor toilet, lounge, dining room, sun room, conservatory and kitchen. To the first floor are three bedrooms and a bathroom/WC. Externally, sitting on a good size plot, the property benefits from a block paved drive to the side which leads to a detached single garage for additional parking. Gardens to front and rear.

Caledonian Road, Hartlepool, TS25 5LH

3 Bed - House - Semi-Detached

£157,500

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Caledonian Road, Hartlepool, TS25 5LH



GROUND FLOOR

ENTRANCE HALL

Staircase to first floor landing, radiator.

DOWNSTAIRS TOILET

White low level WC, wash hand basin, radiator. uPVC double glazed window.

LOUNGE

15'10 x 15' (4.83m x 4.57m)

uPVC double glazed, bay window to front, oak fire surround, radiator.

DINING ROOM

12'4 x 12'2 (3.76m x 3.71m)

uPVC double glazed French doors opening into the sun room, radiator, under stairs storage.

SUN ROOM

9'11 x 9'2 (3.02m x 2.79m)

uPVC double glazed French doors opening into the conservatory, radiator, built-in storage.

KITCHEN

19'4 x 5'10 (5.89m x 1.78m)

Archway from sun room, wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, 'range' style gas cooker with illuminating extractor, plumbing for washing machine and dishwasher, space for fridge/freezer, uPVC double glazed window to rear.

CONSERVATORY

uPVC double glazed French doors to rear, 'wood' effect laminate flooring.

FIRST FLOOR

LANDING

Access to the fully boarded loft.

BEDROOM 1 (front)

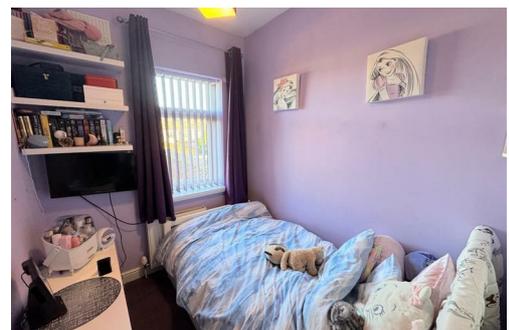
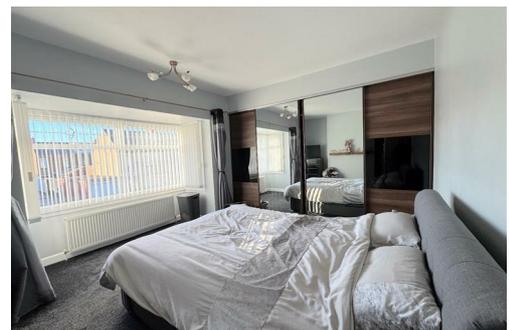
15'10 x 15' (4.83m x 4.57m)

uPVC double glazed bay window to front, built-in wardrobes, radiator.

BEDROOM 2 (rear)

9'9 x 9'1 (2.97m x 2.77m)

uPVC double glazed window to rear, built-in wardrobes, radiator.



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BEDROOM 3 (rear)

9'1 x 6' (2.77m x 1.83m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

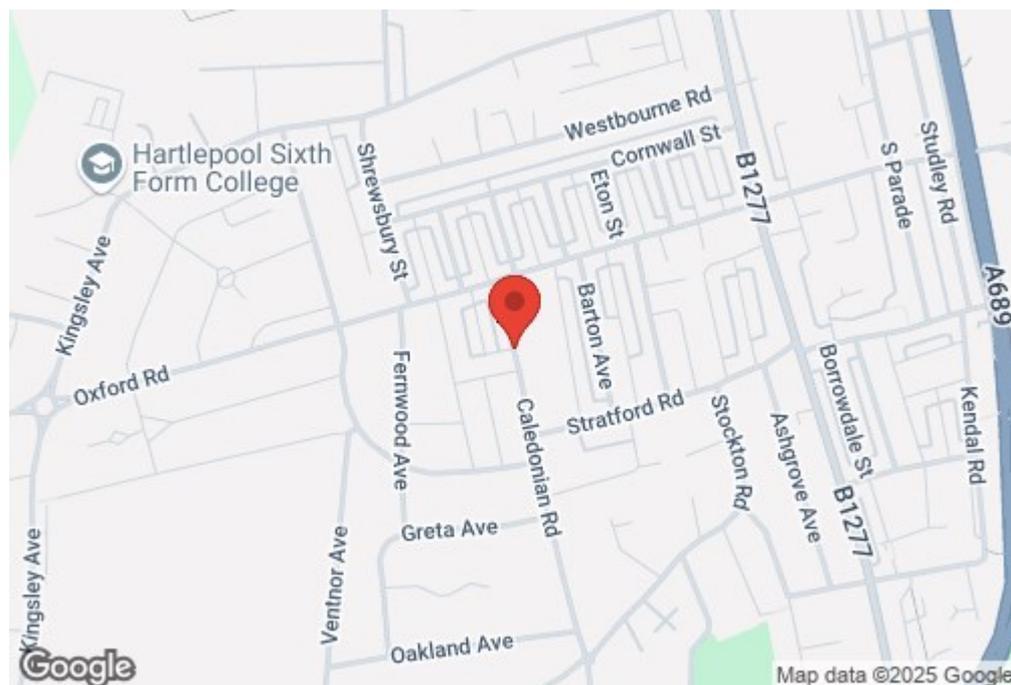
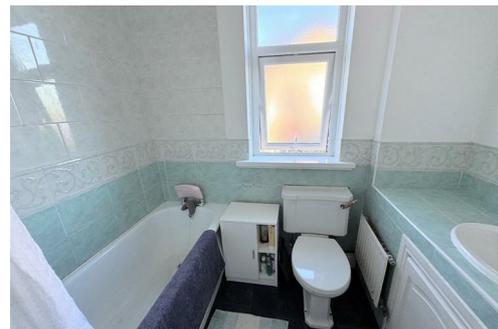
Panelled bath with shower over, pedestal wash hand basin and low level WC.

EXTERNALLY

Sitting on a good size plot, the property benefits from a block paved drive to the side which leads to a DETACHED SINGLE GARAGE for additional parking. Well cared for gardens to front and rear.

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.



Caledonian Road, Hartlepool, TS25 5LH

Caledonian Road

Approximate Gross Internal Area
1162 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

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		
	67	79
England & Wales	EU Directive 2002/91/EC	

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