



**Park Road, TS26 9LR**  
**3 Bed - House - Semi-Detached**  
**£230,000**

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



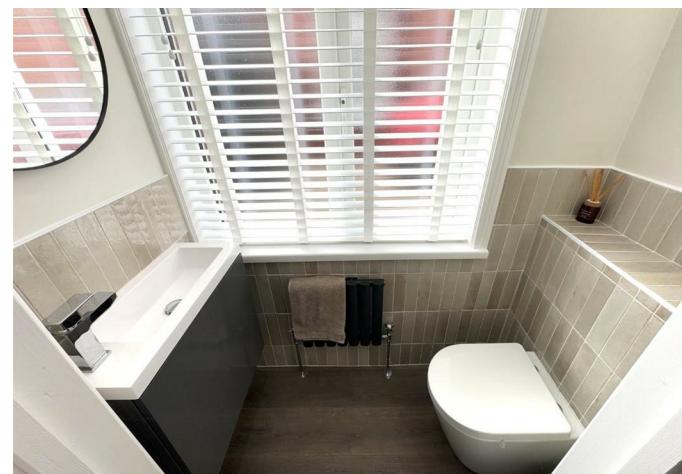
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ESTATE AGENTS

# Park Road Hartlepool TS26 9LR

\*\*\* REDUCED \*\*\* A stunning semi-detached property occupying a pleasant position on Park Road with a SOUTH FACING REAR GARDEN, off street parking and garage. The home has undergone a complete refurbishment in recent years with a superb interior, complemented by tasteful décor and a wealth of character features. The accommodation features TWO RECEPTION ROOMS, garden room, beautiful refitted kitchen, guest cloakroom and luxurious bathroom with free standing roll-top style bath. The property further benefits from uPVC double glazing, composite entrance door, gas central heating with upgraded radiators and boiler (with guarantee), period fire surrounds, high coved ceilings, upgraded lighting, sockets switches and attractive floor coverings.

This larger style semi comprises: inviting entrance hall with useful cloaks cupboard and access to an impressive guest WC. The bay fronted lounge includes a beautiful fire surround, whilst the rear reception room links to the conservatory/garden room extension. The simple and stylish kitchen has been refitted with modern units and includes a range of integrated appliances. To the first floor are three bedrooms which are served by the family bathroom which incorporates a quality three piece suite and chrome fittings with free standing bath.

Externally is a low maintenance front, with a paved driveway running alongside the property providing useful off street parking. Double timber gates open to a further paved area in front of the garage. The spacious south facing rear garden is part lawned with a planted border and patio area. An ideal purchase for family requirements, with an internal viewing highly recommended.











## GROUND FLOOR

### ENTRANCE HALL

6'10 x 22'5 (2.08m x 6.83m)

A deep and inviting entrance hall which is accessed via double glazed composite entrance door with uPVC double glazed frosted side screens and matching fanlight above, staircase to the first floor with oak banister and useful under stairs cloaks cupboard, fitted with LVT flooring, deep coving and inset spot lighting to ceiling, anthracite 'column' style radiator, large archway into the lounge, access to:

### GUEST WC

2'7 x 4'10 (0.79m x 1.47m)

Fitted with a modern two piece suite and chrome fittings comprising: wash hand basin with chrome mixer tap over and grey gloss vanity cabinet below, concealed WC with tiled vanity area above, attractive tiling to further splashback areas, matching LVT flooring, uPVC double glazed frosted window to the side aspect, modern anthracite radiator.



### BAY FRONTED LOUNGE

12'11 x 12'11 (3.94m x 3.94m)

Beautiful marble fire surround with fire recess, large decorative mirror over, attractive LVT flooring, uPVC double glazed curved bay window to the front aspect, deep coving and central ceiling mould, anthracite 'column' style radiator.

### REAR RECEPTION ROOM

13'1 x 13'2 (3.99m x 4.01m)

uPVC double glazed French doors to the rear garden room/conservatory extension, attractive LVT flooring, deep coving and central ceiling mould, wall mounted television point, anthracite 'column' style radiator.

### CONSERVATORY/GARDEN ROOM

11'6 x 6'10 (3.51m x 2.08m)

Offering a pleasant transition between the home and garden, with uPVC double glazed French door, uPVC double glazed windows, matching LVT flooring.



### KITCHEN

6'8 x 15'9 (2.03m x 4.80m)

A stylish recently refitted kitchen which incorporates a range of units to both base and wall level with integrated Neff appliances included, complementary quartz work surface with matching splashback and downlighting, built-in oven with 'tilt & slide' door, matching microwave above, separate four ring induction hob, integrated fridge and freezer, integrated dishwasher, inset stainless steel sink with mixer tap, matching LVT flooring, uPVC double glazed French doors to the rear garden, inset spot lighting to ceiling, anthracite 'column' style radiator.

### FIRST FLOOR LANDING

uPVC double glazed sliding sash window to the side aspect, deep coving and inset spot lighting to ceiling, hatch to loft space with pull down access ladder, quality fitted carpet.

## BEDROOM ONE

13'2 x 13' (4.01m x 3.96m)

A good size master bedroom with a beautiful cast iron feature fire surround, uPVC double glazed curved bay window to the front aspect, quality fitted carpet, deep coving and central ceiling mould, anthracite 'column' style radiator.

## BEDROOM TWO

12'11 x 12'11 (3.94m x 3.94m)

A good size second bedroom which, again, benefits from an attractive cast iron fire surround, uPVC double glazed window to the rear aspect, quality fitted carpet, deep coving and central ceiling mould, anthracite 'column' style radiator.

## BEDROOM THREE

6'11 x 6'10 (2.11m x 2.08m)

Currently used as a home study with uPVC double glazed window to the front aspect, quality fitted carpet, deep coving to ceiling, anthracite 'column' style radiator.

## FAMILY BATHROOM/WC

6'4 x 7'8 (1.93m x 2.34m)

Fitted with a beautiful three piece suite and chrome fittings comprising: free standing bath with chrome mixer tap and shower attachment over, wall mounted wash hand basin with chrome mixer tap over and vanity drawers below, concealed WC with dual flush, attractive tiling to splashback, LVT flooring, two uPVC double glazed sliding sash style windows, deep coving to ceiling, 'column' style radiator with chrome rail.

## EXTERNALLY

The property features a low maintenance, part lawned front garden, with a paved driveway allowing useful off street parking which continues alongside the property. Double timber gates open to a further paved area in front of the garage. The enclosed rear garden enjoys a southerly aspect with lawn, planted border and pleasant patio area.

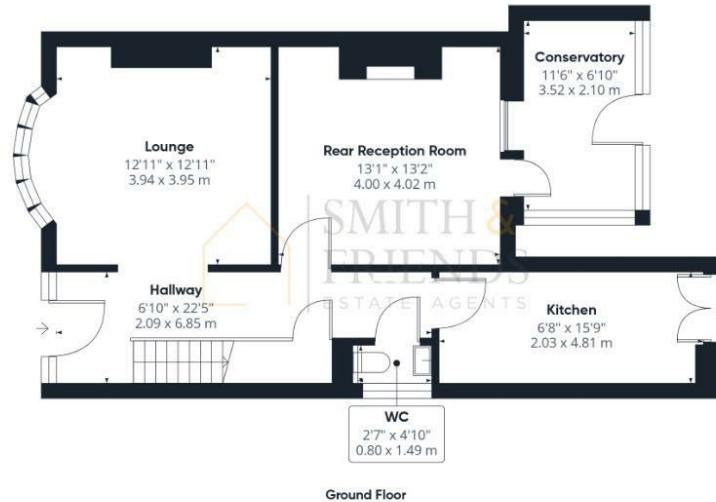
## GARAGE

Accessed via an up and over door to the front, window to the side aspect.

## 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.





Approximate total area<sup>(1)</sup>

1172 ft<sup>2</sup>  
108.9 m<sup>2</sup>



(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	79	
(81-81)	B		
(69-80)	C	58	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(4-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales



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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