



**Elwick Road, TS26 9NR**  
**3 Bed - House - Semi-Detached**  
**Offers In The Region Of £220,000**

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

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## Elwick Road, TS26 9NR

\*\* EXTENDED ACCOMMODATION - WELL PRESENTED THROUGHOUT \*\* A greatly improved three bedroom semi detached house which boasts a 43ft in length garage. It is located in a highly regarded part of Elwick Road and can be found opposite Rosebank, with the Burn Valley Gardens being within strolling distance. Features include gas central heating via a combination boiler, with radiators to all rooms, and has uPVC double glazing. This good sized accommodation makes an ideal family home and briefly comprises: entrance vestibule, inviting inner hall, spacious lounge which has a large walk-in bay window which maximises the south facing aspect, extended dining/family room which has French doors to the rear garden and to complete the ground floor accommodation is a stunning kitchen which boasts newly fitted 'Kashmir high gloss' style units and comes with a built-in oven, hob and extractor plus an integrated fridge and freezer, and water softener. To the first floor are three bedrooms which all have fitted wardrobes and a bathroom plus separate WC which have tiled walls and are fitted with a white suite. Another pleasing feature of this property is its low maintenance gardens to front and rear. A two car driveway leads to the 43ft garage which could accommodate two cars comfortably and has a workshop to its rear. Fitted carpets, blinds and a burglar alarm are included in the asking price.



### GROUND FLOOR

#### STORM PORCH

#### ENTRANCE VESTIBULE

Composite door with double glazed inserts.

#### INNER HALL

Return staircase to first floor, under stairs storage cupboard.

#### SPACIOUS LOUNGE

15'3 into bay x 13'5 into alcove (4.65m into bay x 4.09m into alcove)

Feature 'marble' fire surround with inset living flame gas fire, original parquet flooring (beautifully restored by the current owners)

#### EXTENDED DINING/FAMILY ROOM

17'9 x 11'10 (5.41m x 3.61m)

Upvc DG French doors opening onto the rear garden

#### STUNNING KITCHEN

9'1 x 11'5 (2.77m x 3.48m)

Newly fitted with 'Kashmir high gloss' style base, wall and drawer units with 'light oak' style working surfaces incorporating: one and half bowl single drainer sink unit with mixer tap and water softener, built-in four ring induction hob, with newly fitted electric oven below, 'chimney' style canopy with glass top housing illuminated extractor fan above, integrated fridge and freezer, recess with plumbing for automatic washing machine, grey 'brick' style tiling to splashback.

### FIRST FLOOR

#### BEDROOM 1 (front)

12'4 x 12'1 incl robe depth (3.76m x 3.68m incl robe depth)

Lovely fitted bedroom furniture comprising: fitted wardrobes included.

#### BEDROOM 2 (rear)

11'4 x 13'4 plus bay 2'11 x 7'5 (3.45m x 4.06m plus bay 0.89m x 2.26m)

Built-in wardrobe.

#### BEDROOM 3 ( front)

6'11 x 6'9 max dimensions (2.11m x 2.06m max dimensions)

Built-in child's wardrobe with drawers below.

#### FAMILY BATHROOM

Fitted with a white suite comprising: panelled bath with mixer tap and shower attachment, vanity area having a 'marble' effect top, inset wash hand basin with storage cupboard below.

#### SEPERATE TOILET

White close coupled WC.

#### EXTERNALLY

The front garden is set to loose chipping with a raised centre flower bed. A two car driveway leads to the attached garage. To the rear of the property is a newly laid patio and lawn area.

#### GARAGE

43'1 x 10'9 (13.13m x 3.28m)

With up and over door, door to rear garden, wall mounted Baxi gas combination boiler. door to WORKSHOP/OFFICE (7'6 x 10'10) (2.29m x 3.30m).

#### 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.



## Elwick Road Hartlepool

Approximate Gross Internal Area  
1791 sq ft - 166 sq m

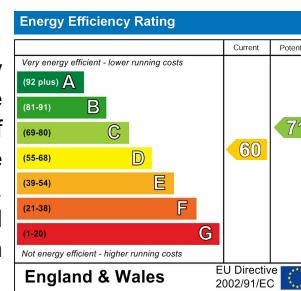


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2019

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