



***** NO CHAIN INVOLVED ***** A spacious **THREE BEDROOM** mid terraced property located in a popular part of the Headland. The home offers accommodation ideal for a variety of buyers and would make an ideal purchase for a first time buyer, family or possible investment opportunity. An internal viewing comes recommended, with the property benefitting from gas central heating, uPVC double glazing and new roof. The full layout comprises: entrance porch, good size lounge, separate dining room, rear hall with stairs to the first floor and access to the kitchen, three good size bedrooms and a spacious family bathroom which incorporates a four piece suite and chrome fittings. Externally is a pleasant front garden and enclosed courtyard style garden to the rear with storage. Hazelwood Rise is situated between Northgate and Durham Street, with easy access to the amenities and within a short stroll of the seafront. **VIEWING RECOMMENDED.**

Hazelwood Rise, Hartlepool, TS24 0LN

3 Bedroom - House - Mid Terrace

£88,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE PORCH

2'10 x 8'1 (0.86m x 2.46m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, laminate flooring, panelling to ceiling, single radiator, glazed internal door through to the dining room.

DINING ROOM

9'3 x 10'2 (2.82m x 3.10m)

Matching laminate flooring, uPVC double glazed window to the front aspect, radiator with cover included, double doors through to the lounge.

LOUNGE

11'7 x 14'6 (3.53m x 4.42m)

A good size lounge with uPVC double glazed bow window to the front aspect, feature fire surround with 'marble' style back and base, fitted carpet, single radiator, glazed internal door to the rear hall.

REAR HALL

5'9 x 16'2 (1.75m x 4.93m)

Attractive 'oak' style flooring, uPVC double glazed French doors to the rear courtyard, spindled staircase to the first floor with under stairs storage cupboard, convector radiator.

KITCHEN

8'5 x 8'4 (2.57m x 2.54m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for washing machine, recess for free standing fridge/freezer, 'tile' effect laminate flooring, uPVC double glazed window to the rear aspect, inset spotlighting to the ceiling.

FIRST FLOOR

LANDING

Fitted carpet, built-in storage cupboard, access to bedrooms and bathroom.

BEDROOM ONE

10'6 x 12'6 (3.20m x 3.81m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO

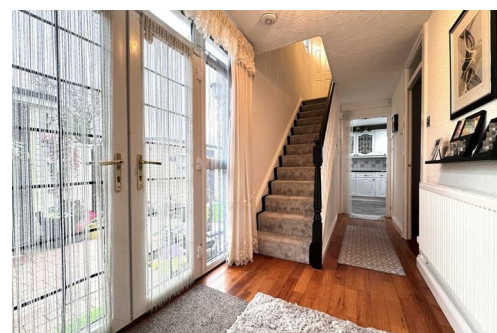
9'5 x 12'4 (2.87m x 3.76m)

uPVC double glazed window to the front aspect, fitted carpet, built-in storage cupboard, single radiator.

BEDROOM THREE

7'3 x 9'8 (2.21m x 2.95m)

uPVC double glazed window to the rear aspect, built-in storage cupboard, fitted carpet, single radiator.



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FAMILY BATHROOM/WC

9'3 x 5'6 (2.82m x 1.68m)

Fitted with a for piece suite and chrome fittings comprising: panelled bath with dual taps, corner shower cubicle with electric shower and space saving folding door, inset wash hand basin with chrome dual taps and vanity cabinet below, close coupled WC, panelling to walls and ceiling, inset spotlighting, uPVC double glazed window to the rear aspect, convector radiator.

EXTERNALLY

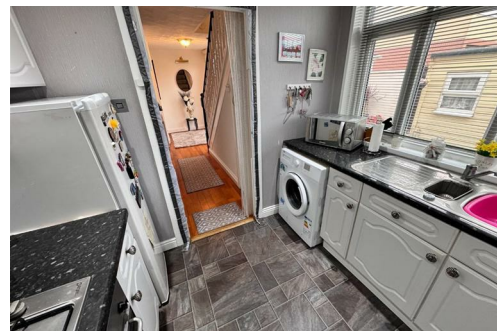
The property features an attractive front garden enclosed by a brick boundary wall with wrought iron railings and matching gate. The enclosed rear courtyard style garden benefits from a useful outhouse, storage shed, block paving, lawn and gated access.

NB 1

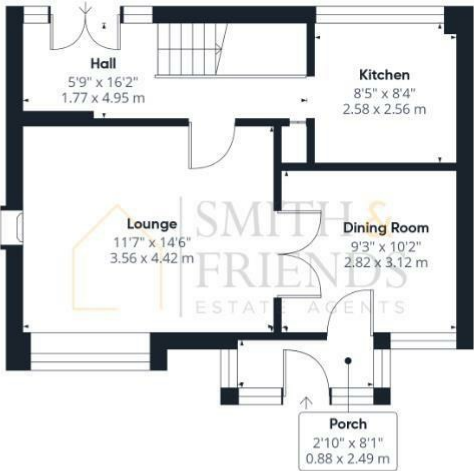
Property is of a non-traditional style build.

NB 2

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.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
883 ft²
81.9 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. We 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		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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