



***** NO CHAIN INVOLVED ***** A deceptively spacious **THREE BEDROOM** semi-detached property offering extended accommodation ideal for a variety of buyers with **TWO RECEPTION ROOMS**. The home offers great potential and comes with an internal viewing recommended. The property occupies a pleasant position, close to Elizabeth Way shops and within a short stroll of the seafront. The accommodation features gas central heating and uPVC double glazing. The layout comprises: entrance porch through to the entrance vestibule with stairs to the first floor and access to the lounge which in turn leads through to the rear reception room, conservatory and kitchen. To the first floor are three bedrooms and the shower room. Externally is a low maintenance front garden, with a block paved driveway in front of the garage providing useful off street parking, whilst leading to the garage. The enclosed rear garden is predominantly lawned.

Elizabeth Way, Hartlepool, TS25 2AY

3 Bedroom - House - Semi-Detached

£160,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Elizabeth Way, Hartlepool, TS25 2AY



GROUND FLOOR

ENTRANCE PORCH

6' x 4'2 (1.83m x 1.27m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, internal uPVC door with patterned side screens giving access to the entrance vestibule.

ENTRANCE VESTIBULE

Staircase to the first floor, internal door to the lounge.

FRONT LOUNGE

13'1 x 15'8 (3.99m x 4.78m)

Large uPVC double glazed window to the front aspect, feature fire surround with 'marble' style back and base, gas fire, dado rail, ornate style coving to ceiling, double doors through to:

REAR RECEPTION ROOM

16'5 x 7'11 (5.00m x 2.41m)

Giving access to both the kitchen and conservatory, uPVC double glazed window, coving to ceiling, shelved display cabinet, useful under stairs storage cupboard.

CONSERVATORY

13'8 x 7'4 (4.17m x 2.24m)

uPVC double glazed framed, with door to the rear garden.

KITCHEN

7'6 x 9'5 (2.29m x 2.87m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, recess for fridge/freezer, tiled splashback, three drawer unit, uPVC double glazed windows to the side and rear aspects, uPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, hatch to loft space, access to bedrooms and shower room.

BEDROOM ONE

9'10 x 12'2 (3.00m x 3.71m)

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

BEDROOM TWO

9'9 x 11'4 (2.97m x 3.45m)

uPVC double glazed window to the rear aspect, convector radiator.

BEDROOM THREE

6'6 x 7'11 (1.98m x 2.41m)

uPVC double glazed window to the front aspect, convector radiator.

SHOWER ROOM/WC

6'5 x 7'8 (1.96m x 2.34m)

Fitted with a three piece suite comprising: curved shower cubicle with electric shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls, uPVC double glazed window to the rear aspect, convector radiator.



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EXTERNALLY

The property features a low maintenance, part lawned front garden, with a block paved driveway providing useful off street parking, whilst leading to the garage. A gate to the side leads through to the generous enclosed rear garden which is predominantly lawned, with fenced boundaries and useful storage shed.

GARAGE

8'2 x 16'5 (2.49m x 5.00m)

Accessed via an up and over door, lighting and sockets.

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		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.