



**Hayston Road, Hartlepool, TS26 0PU**  
**2 Bed - Bungalow - Semi Detached**  
**£185,000**

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



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ESTATE AGENTS



# Hayston Road, TS26 0PU

\*\*\* NO CHAIN INVOLVED \*\*\* A rarely available two bedroom semi-detached bungalow occupying a generous corner plot with gardens to three sides, rear drive and detached garage. A great opportunity for a prospective buyer to come in and personalise, with great potential and space to extend (subject to planning). The accommodation features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance porch with cloaks area and access to a good size lounge and kitchen with side access. The inner hall leads through to two spacious bedrooms and the shower room which incorporates a three piece suite. Externally is a low maintenance front, enclosed side garden and spacious rear garden with patio and lawned areas. A detached garage with remote controlled roller door is located to the rear. A paved driveway in front of the garage provides secure off street parking. Hayston Road is located in a popular area, with easy access to amenities and transport links. VIEWING RECOMMENDED.

## ENTRANCE PORCH

**5'6 x 4'1**

Accessed via uPVC door to the front with uPVC double glazed side screen, built-in cloaks cupboard with sliding doors, modern laminate flooring, convector radiator, access to the lounge and kitchen.

## LOUNGE

**12'2 x 16'3**

A good size lounge with uPVC double glazed window to the front aspect, feature fire surround with inset 'coal' effect electric fire, coving to ceiling, convector radiator.

## KITCHEN

**7'3 x 10'11**

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 sink unit with brass mixer tap, recess for free standing cooking range with extractor hood over, tiling to splashback, space for further appliances including a recess for free standing fridge/freezer, recess for dishwasher and further recess with plumbing for washing machine, wall mounted gas central heating boiler, coving to ceiling, uPVC double glazed window to the side aspect, uPVC double glazed door to the side garden, modern laminate flooring.

## INNER HALL

Modern laminate flooring, built-in storage cupboard, hatch to loft space, access to bedrooms and shower room.

## BEDROOM ONE

**9'3 x 12'11**

A good size master bedroom with built-in wardrobe (in need of attention), uPVC double glazed window to the rear aspect, coving to ceiling, convector radiator.

## BEDROOM TWO

**10'2 x 8'8**

uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.

## SHOWER ROOM/WC

**6'3 x 6'2**

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

## EXTERNALLY

The property occupies a generous corner plot with gardens to three sides, the front garden is part lawned with a paved walkway and gated access to an enclosed side garden, with potential to extend (subject to planning). The spacious rear garden features lawn and patio areas, with fenced boundaries and greenhouse included. A driveway in front of the garage at the rear provides useful off street parking.

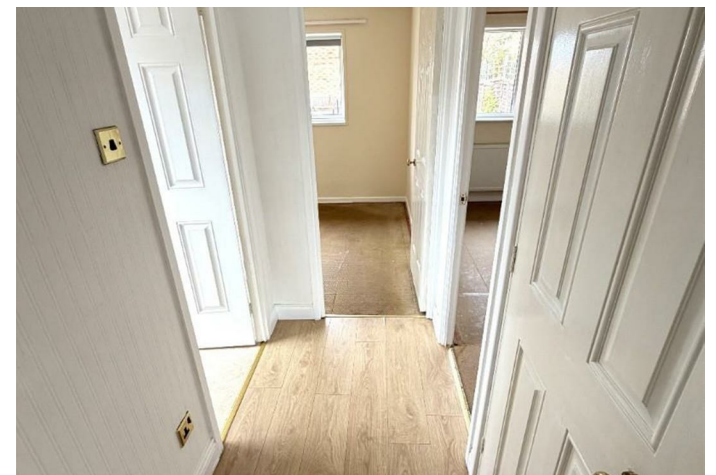
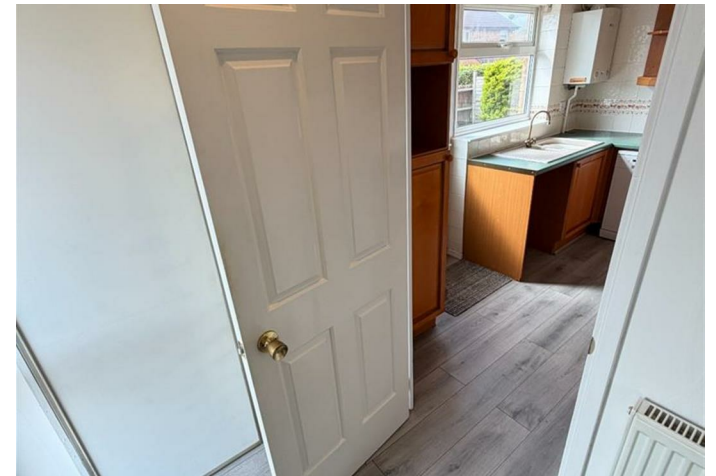
## DETACHED GARAGE

**17'11 x 8'7**

Accessed via a remote controlled roller door to the rear, personal door from the garden, lighting and power points.

## 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.







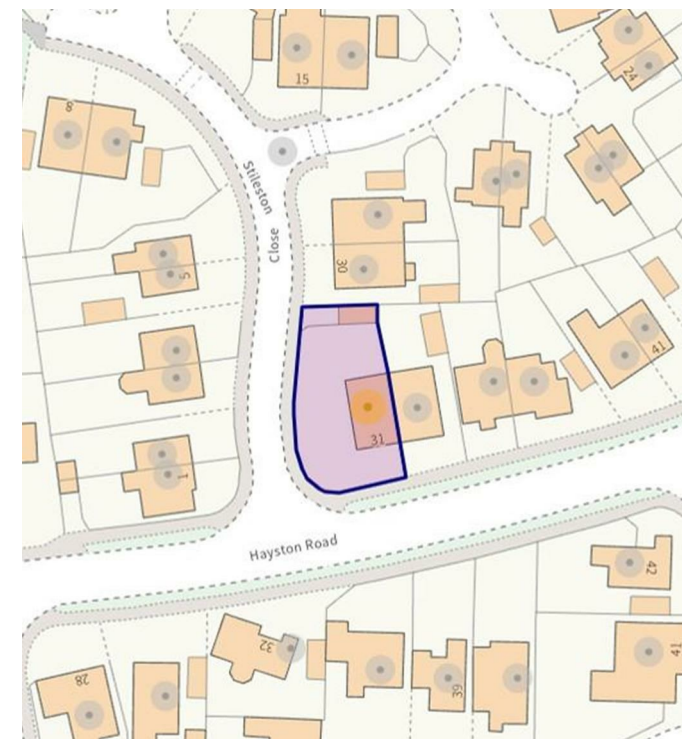


Approximate total area<sup>(1)</sup>  
755 ft<sup>2</sup>  
70.1 m<sup>2</sup>

(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.

GIRAFFE360



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>81</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>64</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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. 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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