



**\*\*\*REDUCED\*\*\*** A modern and rarely available THREE BEDROOM semi-detached detached property offering spacious and well proportioned accommodation spread over three floors. The home occupies a pleasant position, with the benefit of a two car drive to the front and attractively landscaped rear garden. An ideal purchase for a wide variety of buyers, with a modern kitchen, bathroom, en-suite and guest WC, whilst further benefitting from gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance with stairs to the first floor and access to a spacious kitchen/dining room which leads through to the generous rear lounge. A useful guest cloakroom/WC completes the ground floor and to the first floor are two bedrooms alongside the family bathroom. A generous master bedroom is located to the second floor, with a built-in wardrobe and en-suite shower room. Externally is a low maintenance front with parking for two cars. The rear garden has been attractively landscaped and wraps around the side of the property with gated access. Built by Keepmoat Homes in 2014 to the Derby style. Farah Road is accessed via Phillips Road and Grainger Street.

**Farah Road, Hartlepool, TS24 8BA**

**3 Bedroom - House - Semi-Detached**

**Offers Over £135,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Farah Road, Hartlepool, TS24 8BA**



## **GROUND FLOOR**

### **ENTRANCE HALL**

Accessed via composite entrance door, fitted with laminate flooring, staircase to the first floor with fitted carpet, single radiator.

### **REAR LOUNGE**

**12'6 x 14'10 (3.81m x 4.52m)**

A spacious rear lounge with uPVC double glazed French doors opening on to the rear garden patio, fitted with modern laminate flooring, wall mounted television point, two single radiators.

### **KITCHEN/DINING ROOM**

**14'2 x 9'10 (4.32m x 3.00m)**

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor over, glass splashback, integrated fridge/freezer, washing machine and dishwasher, three drawer unit to base level, concealed Ideal Logic combi boiler, modern laminate flooring, uPVC double glazed window to the front aspect, double radiator, access to:

### **GUEST CLOAKROOM/WC**

**5'9 x 4'6 (1.75m x 1.37m)**

Fitted with a two piece white suite comprising: corner wash hand basin with dual taps and tiled splashback, low level WC, matching laminate flooring, extractor fan, single radiator.

## **FIRST FLOOR**

### **LANDING**

Built-in storage cupboard, fitted carpet, access to bedrooms two and three alongside the family bathroom.

### **BEDROOM TWO**

**9'6 x 14'9 (2.90m x 4.50m)**

A good size bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

### **BEDROOM THREE**

**9'10 x 7'5 (3.00m x 2.26m)**

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

### **FAMILY BATHROOM/WC**

**6'10 x 6'1 (2.08m x 1.85m)**

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, 'laminated' effect vinyl flooring, uPVC double glazed window to the side aspect, extractor fan, single radiator.

### **ACCESS TO MASTER BEDROOM**

uPVC double glazed window to the front aspect, fitted carpet, staircase to the master bedroom, single radiator.

### **BEDROOM ONE**

**13'4 x 14'9 (4.06m x 4.50m)**

uPVC double glazed 'dormer' style window to the front aspect, fitted carpet, built-in wardrobes, two single radiators, hatch to loft space, access to:

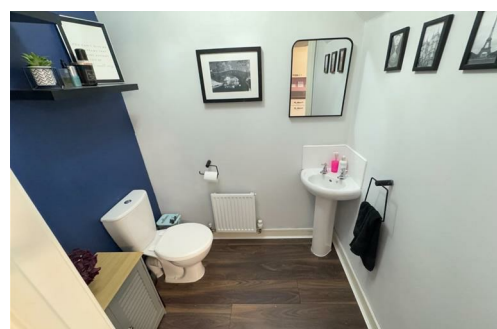
### **EN-SUITE SHOWER ROOM/WC**

**6' x 8'2 (1.83m x 2.49m)**

Fitted with a modern three piece suite comprising: corner shower with electric Triton shower, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, being full height to shower level, 'laminated' effect vinyl flooring, eaves storage, double glazed 'Velux' style window, double radiator.

### **EXTERNALLY**

The property features a low maintenance front, with a double width driveway providing useful off street parking for two cars. A gate to the side leads through to the enclosed rear garden, with porcelain tiled patio area, artificial turf, raised flower bed with water feature and fenced boundaries. A useful side area provides storage/additional garden space.



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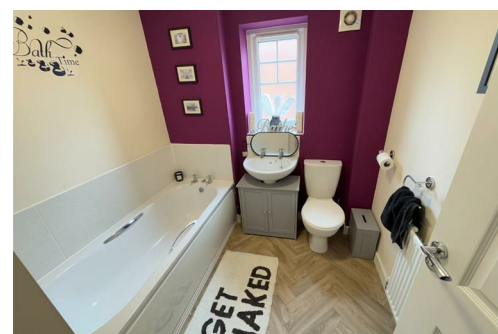
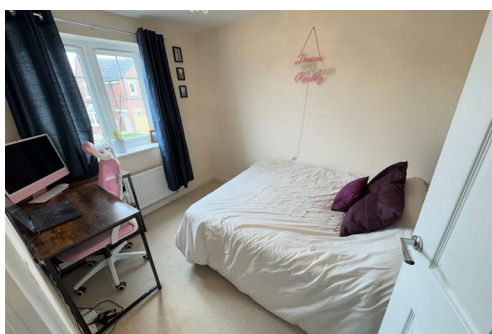
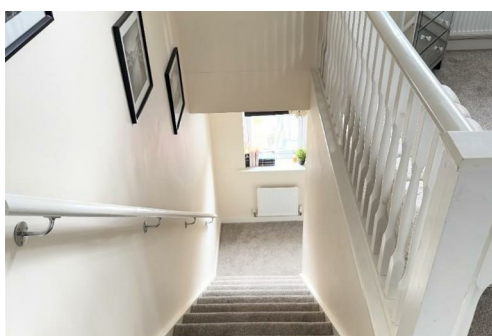
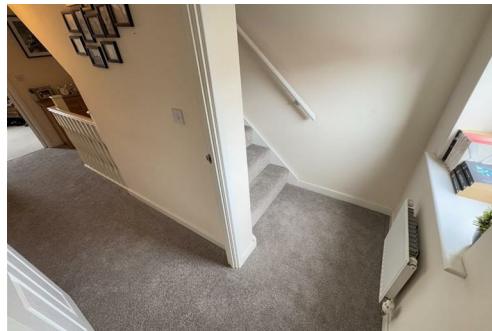


**NB 1**

We understand from the owner that the hot tub can possibly be left under separate negotiation.

**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.



Farah Road, Hartlepool, TS24 8BA



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 76      | 82                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
996 ft<sup>2</sup>  
92.6 m<sup>2</sup>  
Reduced headroom  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2

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.

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