

An impressive three bedroom semi-detached property offering well presented accommodation ideal for a variety of buyers. The home is positioned on a favourable corner plot , with generously proportioned rooms and comes with viewing strongly recommended. The property also benefits from uPVC DG and a recently installed domestic heat pump central heating system. The internal layout briefly comprises of: entrance hall, bay fronted lounge, second reception room opening onto the rear garden., dining room, down stairs toilet and fitted kitchen, to the first floor there are three good sized bedrooms and a white and chrome family bathroom. Externally - Set on a generous corner plot, the front garden is mainly laid to lawn with well stocked borders, the enclosed side garden affords a good degree of privacy and a sunny patio area, The rear garden has been laid with artificial turf for easy maintenance,

The detached garage has been converted into a bar / games room (with simple conversion back to garage if required) . Hart lane is well located for both schools and amenities in a popular residential area.

Hart Lane, Hartlepool, TS26 0JN

3 Bedroom - House

£195,000

EPC Rating:

Tenure: Freehold

Council Tax Band:



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FRIENDS**
ESTATE AGENTS

Hart Lane, Hartlepool, TS26 0JN

GROUND FLOOR

Entrance Hallway

uPVC DG glass panelled door, spindle staircase to first floor landing and radiator.

Lounge

13'1 x 10'10 (3.99m x 3.30m)

uPVC DG Bay window to front, living flame coal effect gas fire with surround and radiator.

Second Reception Room

12' x 11'2 (3.66m x 3.40m)

uPVC DG French doors opening onto the rear garden, living flame coal effect gas fire with surround and radiator.

Dining Room

8'7 x 7'2 (2.62m x 2.18m)

uPVC DG Bay window, and radiator.

Downstairs Toilet

Low level WC , wash hand basin, uPVC DG window.

Kitchen

7'10 x 6'3 (2.39m x 1.91m)

Fitted with a range of white wall, base and drawer units with woodblock work surfaces and co ordinated splash back. inset sink and drainer with mixer tap, Four ring gas hob with illuminating extractor and fan assisted double oven. Plumbing for washing machine and integrated fridge and freezer. uPVC DG window and uPVC DG glass panelled door opening onto the rear garden.

FIRST FLOOR

Landing

uPVC DG window to side, access to loft (retractable ladder, partly boarded and Velux window)

Bedroom 1 (front)

13'4 x 9'6 (4.06m x 2.90m)

uPVC DG Bay window, fitted wardrobes and radiator.

Bedroom 2 (rear)

12' x 9'6 (3.66m x 2.90m)

uPVC DG Bay window, fitted wardrobes and radiator.

Bedroom 3 (front)

7'7 x 7'4 (2.31m x 2.24m)

uPVC DG window and radiator.

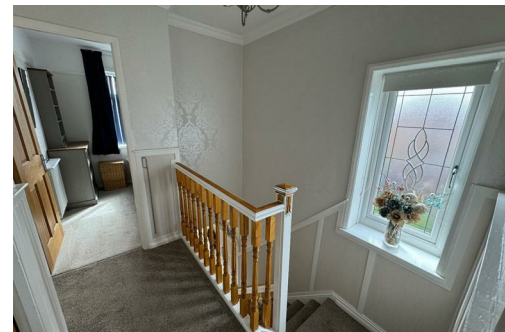
Family Bathroom

White and chrome suite with free standing bath, pedestal wash hand basin and low level WC. co ordinated tiled walls, uPVC DG windows and heated towel rail.

Externally

Set on a generous corner plot, the front garden is mainly laid to lawn with well stocked borders, the enclosed side garden affords a good degree of privacy and i a sunny patio area, The rear garden has been laid with artificial turf for easy maintenance and includes various sheds including large summerhouse.

The detached garage has been converted into a bar.



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Ground Floor



Floor 1

Approximate total area*
864.87 ft²
80.35 m²

(* Excluding balconies and terraces)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

