



*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A stunning recently refurbished THREE BEDROOM bungalow offering significantly upgraded and extended accommodation with a modern open plan kitchen/diner/family room. An ideal purchase for those looking to downsize without compromising on space, whilst offering the convenience of two ground floor bedrooms and a further generous first floor bedroom. The home should prove economical to manage with under floor heating, uPVC double glazing, full re-wire, new roof and the addition of solar panels to the front and rear. An internal viewing comes highly recommended, with a layout which briefly comprises: entrance vestibule through to the open plan kitchen/diner/family room, the sitting area with bay window to the front aspect, whilst the kitchen area incorporates a beautiful range of units with integrated appliances. There are two good size bedrooms to the ground floor, alongside the modern shower room with the additional first floor bedroom offering a variety of uses. Externally is a low maintenance front, with a block paved driveway allowing useful off road parking which continues alongside the bungalow to the workshop. The generous rear garden is enclosed by a fenced and walled boundary with raised decking area and views of the fields behind.

Stockton Road, Hartlepool, TS25 2PJ
3 Bedroom - Bungalow - Semi Detached
£250,000
EPC Rating: E
Tenure: Freehold
Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Stockton Road, Hartlepool, TS25 2PJ



ENTRANCE VESTIBULE

3'9 x 2'10 (1.14m x 0.86m)

Accessed via double glazed composite entrance door, resin flooring, upgraded internal door through to:

OPEN PLAN KITCHEN/DINER/SITTING ROOM

36'10 x 14'10 (11.23m x 4.52m)

Principal part of the accommodation which boasts a fantastic and expansive space for entertaining family and friends.

SITTING/DINING AREA

uPVC double glazed bay window to the front aspect, attractive 'marble' style resin flooring with under floor heating, inset spotlighting to ceiling, additional uPVC double glazed window to the side aspect, stairs to the third bedroom with fitted carpet.

KITCHEN AREA

Fitted with a beautiful range of units to base and wall level with complementing work surfaces and matching splashback incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, integrated under counter fridge, separate freezer, dishwasher and washing machine, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, matching 'marble' style resin flooring with under floor heating, inset spotlights to ceiling.

BEDROOM ONE

14'2 x 11'9 (4.32m x 3.58m)

uPVC double glazed bay window to the front aspect, attractive 'marble' style resin flooring with under floor heating.

BEDROOM TWO

11'8 x 9'3 (3.56m x 2.82m)

uPVC double glazed window enjoying views of the rear garden, attractive 'marble' style resin flooring with under floor heating.

SHOWER ROOM/WC

11'9 x 5'10 excluding under stairs area (3.58m x 1.78m excluding under stairs area)

Incorporating a modern three piece suite with walk-in shower area including an overhead shower with separate attachment, protective glass shower screen, inset wash hand basin with mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above; the shower room is fully tiled with attractive 'marble' style resin flooring and under floor heating, useful under stairs storage area, inset spotlighting to ceiling.

BEDROOM THREE (FIRST FLOOR)

23'11 x 14'9 (7.29m x 4.50m)

A generous third bedroom with double glazed 'Velux' style window to the rear aspect, modern laminate flooring, inset spotlighting to ceiling. This room could be used as an additional living space or study area.

EXTERNALLY

Externally the property offers a low maintenance front which is predominantly block paved to provide ample off street parking, with fenced boundary to the side and matching block paving continuing alongside the bungalow to the workshop. The generous enclosed rear garden incorporates a large decked patio area leading down to a lower garden area with undoubted potential enclosed by a fence and wall boundary.



Stockton Road, Hartlepool, TS25 2PJ



WORKSHOP

17'4 x 7'2 (5.28m x 2.18m)

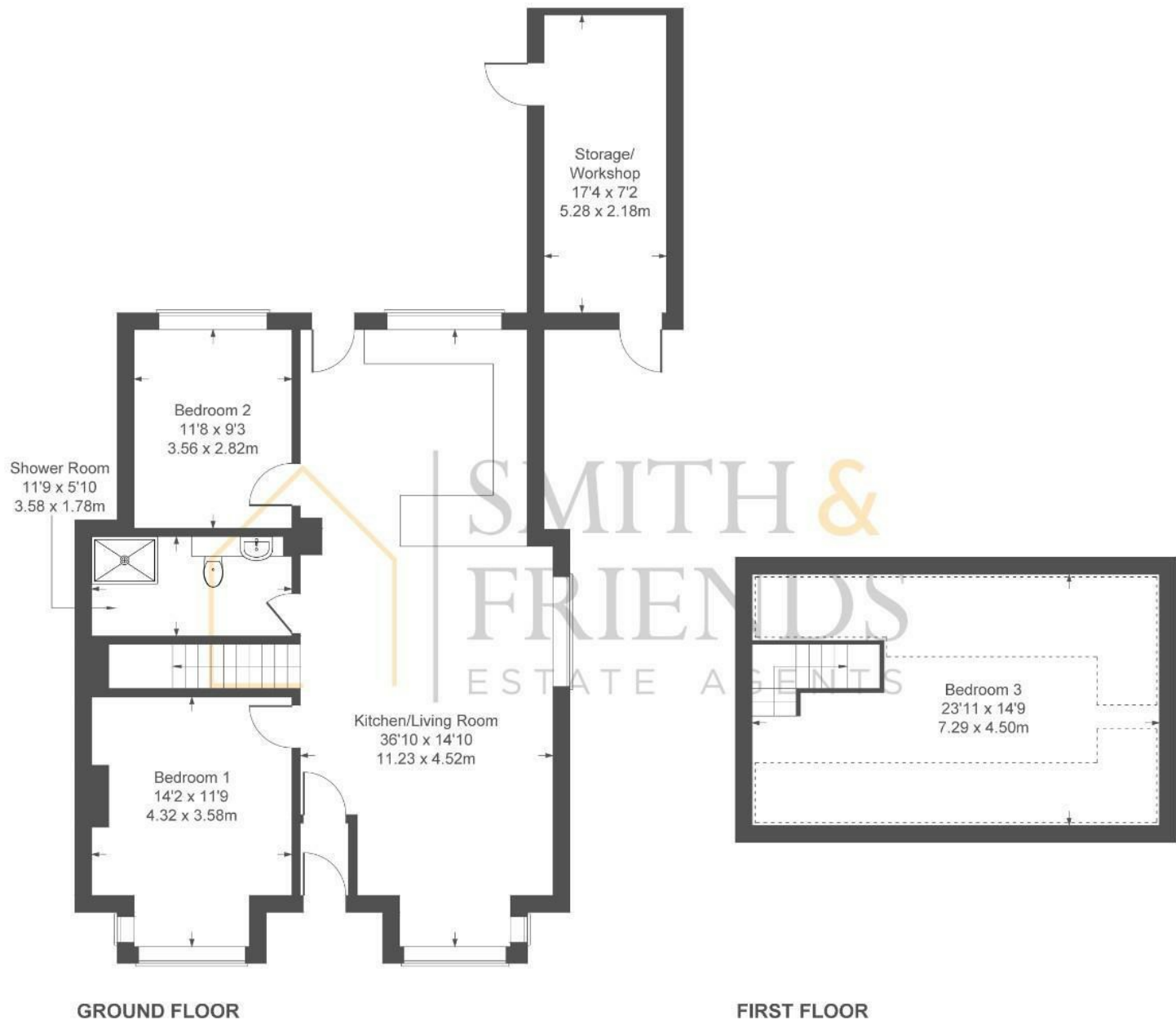
Access to the front and additional access via a personal door from the rear garden, with the opportunity to design as required.

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.




Stockton Road, Hartlepool, TS25 2PJ



Not to Scale. Produced by The Plan Portal 2024.
For Illustrative Purposes Only.

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	41	80
(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 

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

