*** NO CHAIN INVOLVED *** A spacious THREE BEDOOM semi-detached property occupying a favourable position towards the top of Park Road with the benefit of a SOUTH FACING rear garden, off street parking and larger than average garage. The home offers EXTENDED ACCOMMODATION with TWO RECEPTION ROOMS and further benefits from gas central heating and a combination of stained glass windows, secondary glazing and uPVC. With undoubted potential and scope to extended above the garage, an internal viewing comes recommended. The full layout comprises: entrance hall with stairs to the first floor and access to both reception rooms, the extended rear reception room including an attractive feature fire surround, electric fire and French doors to the garden. The kitchen is fitted with units to base and wall level with space for free standing appliances, pantry and side door to the garden. To the first floor are three bedrooms which are served by the family bathroom with separate WC. Externally are well stocked gardens to the front and rear, driveway and attached garage. The rear garden enjoys a good degree of privacy and a southerly aspect, meaning it should prove to be a suntrap in the summer months. The home is well positioned within a short stroll of Eldon Grove Academy, Hartlepool town centre and Ward Jackson Park.

Park Road, Hartlepool, TS26 9NL

3 Bedroom - House - Semi-Detached

£189,950

EPC Rating:

Tenure: Freehold

Council Tax Band: D

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GROUND FLOOR

ENTRANCE HALL
Accessed via glazed entrance door with attractive stained glass and matching side screens, stairs to the first floor with under stairs storage cupboard, delft rack, coving to ceiling, double radiator (stairlift can be included if required).

FRONT LOUNGE
10'10 x 12'9 (3.30m x 3.89m)
Large bay window to the front aspect with attractive stained glass, wall mounted gas fire, delft rack, coving to ceiling, three double radiators to the bay.

EXTENDED REAR RECEPTION ROOM
17'6 x 11'9 (5.33m x 3.58m)
An extended rear reception room which enjoys views of the garden via uPVC double glazed French doors with matching side screens and fanlight above, modern fire surround with 'granite' style back and base with an inset 'coal' effect electric fire, delft rack, coving to ceiling, double radiator.

KITCHEN
14'3 x 7'2 (4.34m x 2.18m)
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 stainless steel sink unit with mixer tap, tiled splashback, space for free standing appliances including space for cooker, recess for washing machine and space for free standing fridge and separate freezer, useful walk-in shelved pantry, window looking out to the rear garden, coving to ceiling, double radiator, uPVC double glazed side door.

FIRST FLOOR

LANDING
Attractive stained glass window to the side aspect, coving to ceiling, radiator, hatch to loft space.

BEDROOM ONE
15'11 x 10'9 (4.85m x 3.28m)
A generous master bedroom with a large bay window to the front aspect incorporating attractive stained glass windows and radiator, storage to alcove, coving to ceiling.

BEDROOM TWO
12'4 x 11' (3.76m x 3.35m)
Window overlooking the rear garden, useful storage to alcove, coving to ceiling, radiator.

BEDROOM THREE
6'7 x 6'11 (2.01m x 2.11m)
Window to the front aspect, radiator.

BATHROOM
5'11 x 6'10 (1.80m x 2.08m)
Fitted with a two piece coloured suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, tiling to walls, window to the rear aspect, built-in storage cupboard with Baxi gas central heating boiler, radiator.

SEPARATE WC
Fitted with a matching low level WC, tiling to walls, window to the side aspect.

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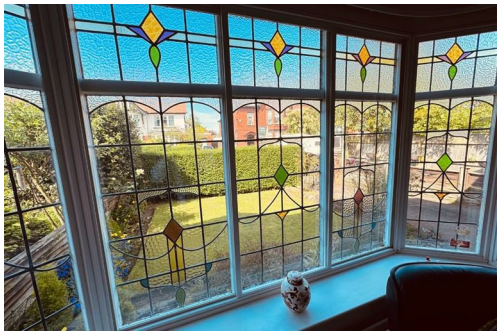
EXTERNALLY
The property offers a low maintenance lawned front garden with planted border and privacy hedge. Double wrought iron gates open to a paved driveway providing useful off street parking in front of the garage. An area to the rear of the garage provides useful storage for bins, etc., whilst providing access to a timber storage shed. The enclosed rear garden enjoys a southerly aspect, meaning it should prove to be a suntrap in the summer months, with lawn, well stocked border and fenced boundaries.

ATTACHED GARAGE
18'4 x 8'1 (5.59m x 2.46m)
Access to the front via double timber doors, personal door from the rear garden, light 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.



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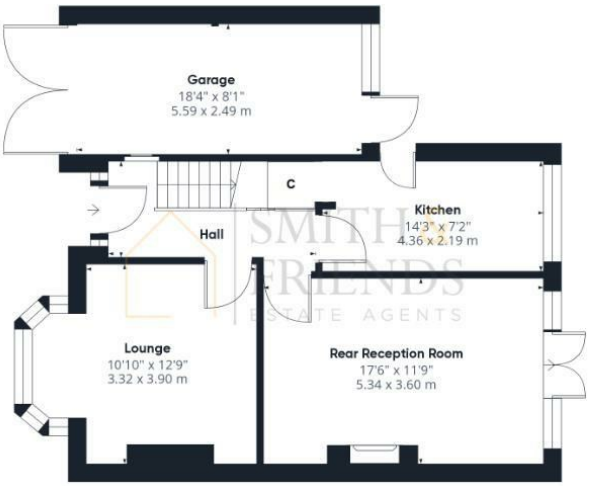

Ground Floor

Floor 1

Approximate total area(1)
1184.62 ft²
110.05 m²

(1) 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.

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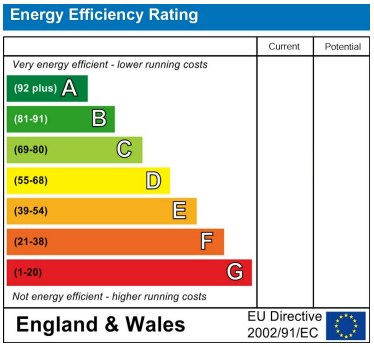
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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