



*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A well cared for three bedroom semi-detached property offering extended accommodation and generous rear garden. The home would make an ideal purchase for a first time buyer or young family, with features including uPVC double glazing, gas central heating with recently upgraded boiler and burglar alarm system. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule with stairs to the first floor and access into the generous lounge with attractive fire surround and electric fire. The open separate dining room opens to the kitchen extension with views over the rear garden, whilst the rear lobby gives access to the ground floor bathroom incorporating a three piece suite and chrome fittings. To the first floor from the landing is access to three bedrooms, bedroom one benefitting from a useful over stairs storage cupboard, often altered into a first floor washroom. Externally is a low maintenance front garden, with a shared driveway running alongside the property to the garage. The generous and well stocked rear garden features lawn and patio areas, with a beautiful planted border and greenhouse included. Paignton Drive is situated just off Honiton Way, close to amenities and within a short walk to Fens Primary School.

Paignton Drive, Hartlepool, TS25 2PZ

3 Bedroom - House - Semi-Detached

£145,000

EPC Rating:

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the side aspect, stairs to the first floor, fitted carpet, meter cupboard.

LOUNGE

17'4 x 11'3 (5.28m x 3.43m)

A good sized lounge with uPVC double glazed window to the front aspect, attractive feature fire surround with inset 'coal' effect electric fire, fitted carpet, television point, single radiator, access to:

KITCHEN/DINING ROOM

16' x 9'11 (4.88m x 3.02m)

DINING ROOM

Open plan with the kitchen, with uPVC double glazed window to the side aspect, useful storage cupboard, fitted carpet, double radiator.

KITCHEN

Fitted with a range of units to base and wall level with roll-top work surfaces, single drainer stainless steel sink unit with dual taps, recess for electric cooker with tiled splashback, recess with plumbing for washing machine, uPVC double glazed window enjoying views of the rear garden, extractor fan, fitted carpet.

REAR LOBBY

uPVC double glazed door to the rear garden, access to ground floor bathroom.

GROUND FLOOR BATHROOM/WC

9'1 x 5'6 (2.77m x 1.68m)

Fitted with a three piece white suite and chrome fittings comprising: cast iron panelled bath with chrome dual taps and chrome shower over, protective folding shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback areas, useful storage cupboard, vinyl flooring, uPVC double glazed window to the rear aspect, single radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, single radiator, access to:

BEDROOM ONE

11'10 x 13' (3.61m x 3.96m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, doubler radiator, over stairs storage cupboard with additional uPVC double glazed window to the front aspect, hanging rail and shelf.

BEDROOM TWO

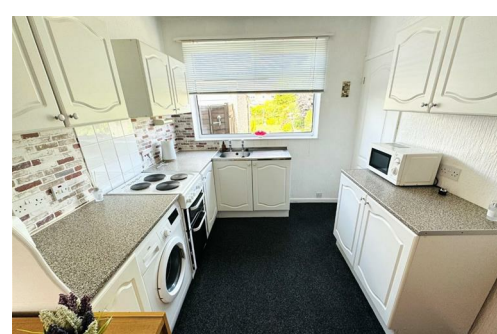
11'8 x 9'1 (3.56m x 2.77m)

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM THREE

7'2 x 6'7 (2.18m x 2.01m)

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.



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EXTERNALLY

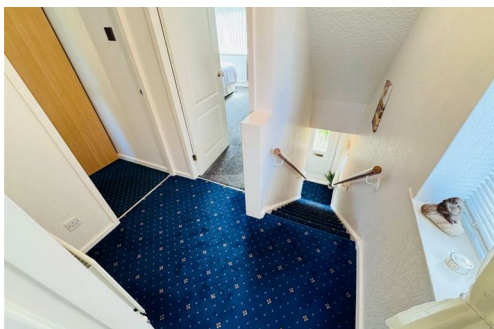
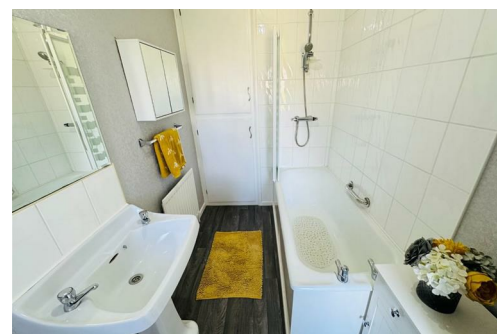
The property features a low maintenance front garden with brick boundary wall. A paved shared driveway runs alongside the property to the garage. A gate opens to the generous enclosed rear garden which incorporates lawn and patio areas, with a beautifully stocked border and greenhouse included.

GARAGE

Accessed via an up and over door, personal door from the rear garden.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
841.7 ft²
78.2 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.

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