



A stunning THREE BEDROOM mid terraced property offering significantly upgraded accommodation, ideal for family requirements. The home features TWO RECEPTION ROOMS, beautiful refitted kitchen and an impressive ground floor bathroom. Well presented and attractively furnished, whilst further complemented by upgraded internal doors, frames and skirting. Upgrades have been sympathetic to the original character, with a number of pleasing features retained. An internal viewing is essential to appreciate the quality of accommodation on offer, whilst in brief the layout comprises: entrance vestibule through to the entrance hall with stairs to the first floor, the rear passage incorporates a useful cloaks and utility area. The bay fronted lounge connects to the rear reception room/dining room via double doors, the front lounge including an attractive fire surround and gas fire, whilst the rear reception room includes a beautiful period fire surround and display shelving to both alcoves. The kitchen is fitted with a quality range of units with granite tops and includes a built-in oven, hob and extractor. The rear lobby gives access to the ground floor bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance block paved palisade to the front and a generous enclosed rear garden with lawn and patio areas. Eamont Gardens is well situated between Park Road and Elwick Road, close to schools and amenities.

**Eamont Gardens, Hartlepool, TS26 9JD**

**3 Bedroom - House - Mid Terrace**

**£175,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: B**



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**GROUND FLOOR**

**ENTRANCE VESTIBULE**

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, attractive parquet 'oak' style flooring, glazed internal door with fanlight above to the entrance hall.

**ENTRANCE HALL**

Matching flooring, staircase to the first floor with fitted carpet, upgraded internal doors, frames and skirting boards, double radiator.

**REAR PASSAGE/CLOAKS AREA**

Matching parquet 'oak' style flooring, uPVC double glazed door to the rear garden, convector radiator, access to:

**UTILITY AREA**

Fitted worktop with recess below for washing machine, tumble dryer above, fitted units to base level, part tiled walls, laminate flooring.

**FRONT LOUNGE 12' x 15'1 (3.66m x 4.60m)**

uPVC double glazed bay window to the front aspect, attractive feature fire surround with inset gas fire, fitted carpet, deep coving to ceiling, television point, double radiator.

**REAR RECEPTION ROOM 14' x 12'6 (4.27m x 3.81m)**

Beautiful 'period' style cast iron fire surround with tiled insert and granite base, built-in shelving and storage to both alcoves, uPVC double glazed French doors to the rear garden, double doors into the front reception room, fitted carpet, coving to ceiling, convector radiator, access to:

**KITCHEN 16' x 7'6 (4.88m x 2.29m)**

Fitted with a quality range of units to base and wall level with contrasting granite worktops and matching splashback incorporating an inset one and a half bowl sink with modern chrome mixer tap, built-in electric oven with five ring gas hob and three speed extractor hood over, all finished in brushed stainless steel, additional tiling to splashback, integrated dishwasher, recess for free standing fridge/freezer, concealed Worcester gas central heating boiler, down lighting to eye-level units, inset spotlighting to ceiling, attractive tiled flooring, uPVC double glazed window to the side aspect, modern vertical radiator.

**REAR LOBBY**

Matching tiled flooring, uPVC double glazed door to the ground floor bathroom.

**GROUND FLOOR BATHROOM/WC 10' x 7'8 (3.05m x 2.34m)**

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with central chrome mixer tap and shower over, protective folding shower screens, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to splashback and flooring, inset spotlights to ceiling, uPVC double glazed window to the rear aspect, extractor fan, modern radiator.

**FIRST FLOOR**

**LANDING**

Upgraded internal doors, frames and skirting boards, uPVC double glazed window to the rear aspect, hatch to loft space, built-in storage cupboard, access to:

**BEDROOM ONE 14' x 11'8 (4.27m x 3.56m)**

Two uPVC double glazed windows to the front aspect, attractive oak flooring, complementing fitted wardrobes to each alcove, matching dressing area, drawers and bedside cabinets, coving to ceiling, double radiator.

**BEDROOM TWO 12' x 12'7 (3.66m x 3.84m)**

uPVC double glazed window to the rear aspect, attractive oak flooring, fitted wardrobes with sliding doors, coving to ceiling, double radiator.

**BEDROOM THREE 11' x 7'6 (3.35m x 2.29m)**

uPVC double glazed window to the front aspect, attractive oak flooring, picture rail, coving to ceiling, double radiator.



# Eamont Gardens, Hartlepool, TS26 9JD



## EXTERNALLY

The property features a low maintenance block paved palisade to the front enclosed by a brick boundary wall with wrought iron railings and matching gate. The enclosed rear garden is generous in size, with large block paved patio area leading to a lawn with planted border and fenced boundaries. A large storage shed and greenhouse are located to the rear of the 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.



# Eamont Gardens, Hartlepool, TS26 9JD



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1129.56 ft<sup>2</sup>

104.94 m<sup>2</sup>

**Reduced headroom**

3.44 ft<sup>2</sup>

0.32 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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