



**\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A spacious semi-detached property offering extended accommodation with **FOUR BEDROOMS & TWO RECEPTION ROOMS**. The home would make an ideal purchase for family requirements and comes with an internal viewing recommended. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule through to a good size lounge with feature fire surround with inset gas fire, the kitchen includes a free standing cooking range and leads through to the rear reception room. The rear porch opens to the garden and gives access to a useful guest cloakroom/WC. To the first floor are four good size bedrooms and the family bathroom which features a three piece suite and chrome fittings. Externally is a low maintenance front garden with a paved driveway allowing useful off street parking in front of the garage. The enclosed rear garden features lawn, decked and paved patio areas. Sandbanks Drive is located in the popular King Oswy/Hart Station area of Hartlepool, within walking distance of both Barnard Grove Primary School and St Hild's Church Of England School.

**Sandbanks Drive, Hartlepool, TS24 9RS**

**4 Bedroom - House - Semi-Detached**

**Offers In The Region Of £199,950**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: B**



## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the front aspect, modern laminate flooring, stairs to the first floor, convector radiator.

### FRONT LOUNGE

**17'5 x 12'8 (5.31m x 3.86m)**

A good size lounge with uPVC double glazed bay window to the front aspect, attractive feature fire surround with inset gas fire, fitted carpet, coving to ceiling, convector radiator.

### KITCHEN

**8'1 x 15'7 (2.46m x 4.75m)**

Fitted with a range of units to base and wall level with complementing roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess with cooking range included, extractor hood over, white 'brick' style tiling to splashback, recess with plumbing for washing machine, glass fronted display cabinets to eye level, 'tile' effect laminate flooring, uPVC double glazed window to the rear aspect, coving to ceiling, access to:

### REAR RECEPTION ROOM

**12' x 8'7 (3.66m x 2.62m)**

Offering a variety of uses, with uPVC double glazed French doors to the rear garden, fitted carpet, convector radiator.

### REAR LOBBY/PORCH

uPVC double glazed door to the rear garden, 'tile' effect laminate flooring, access to:

### GUEST CLOAKROOM/WC

**3'9 x 5'5 (1.14m x 1.65m)**

Fitted with a two piece suite comprising: wall mounted wash hand basin and low level WC; uPVC double glazed window to the rear aspect, matching 'tile' effect laminate flooring, coving to ceiling, convector radiator.

## FIRST FLOOR

### LANDING

Fitted carpet, hatch to loft space, access to bedrooms and bathroom.

### BEDROOM ONE

**11'9 x 13'1 (3.58m x 3.99m)**

A good size master bedroom which includes free standing wardrobes, two uPVC double glazed windows to the front aspect, fitted carpet, coving to ceiling, convector radiator.

### BEDROOM TWO

**13'3 x 8'7 (4.04m x 2.62m)**

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

### BEDROOM THREE

**11'8 x 9' (3.56m x 2.74m)**

uPVC double glazed window to the rear aspect, built-in storage cupboard, coving to ceiling, convector radiator.

### BEDROOM FOUR

**11'2 x 8'8 (3.40m x 2.64m)**

uPVC double glazed window to the rear aspect, coving to ceiling, convector radiator.



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**BATHROOM/WC**

**7'3 x 6'10 (2.21m x 2.08m)**

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, separate shower attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching white gloss back and vanity area above, panelling to walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

**EXTERNALLY**

The property features a low maintenance, part lawned front garden enclosed by a brick boundary wall, with a block paved driveway in front of the garage providing useful off street parking. A gate to the side of the property leads through to the generous enclosed rear garden with lawn, paved and decked patio areas.

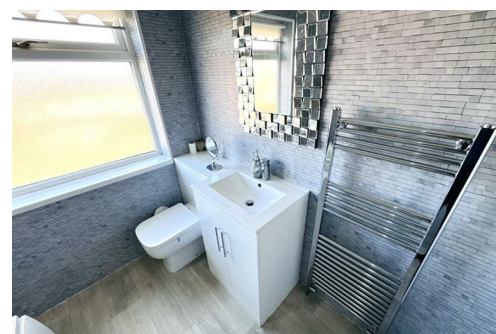
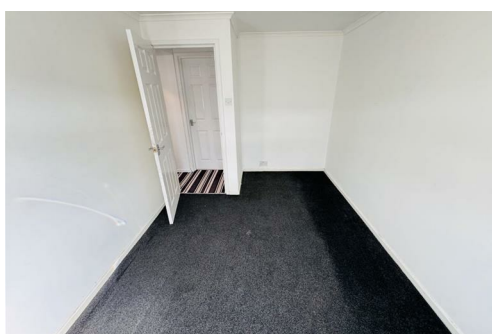
**GARAGE**

**15'11 x 8'9 (4.85m x 2.67m)**

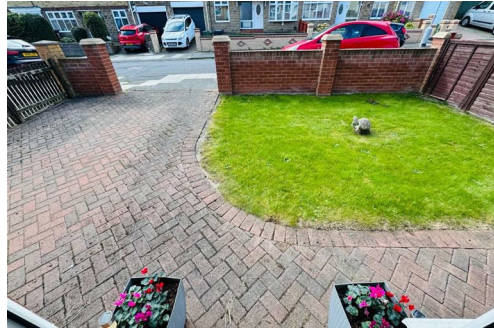
Accessed via roller door to the front, gas central heating boiler, lighting and sockets.

**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.



# Sandbanks Drive, Hartlepool, TS24 9RS



Ground Floor



Floor 1

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

1245.92 ft<sup>2</sup>  
115.75 m<sup>2</sup>

**Reduced headroom**

14.1 ft<sup>2</sup>  
1.31 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

**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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