



Rarely available and much improved three bedroom semi detached dormer bungalow. Durham Street is in a popular part of the Headland, close to amenities and within walking distance of the seafront. Benefitting from uPVC double glazed throughout, gas central heating via a combi boiler and fully enclosed rear yard providing off street parking if required. The layout comprising of: entrance porch, lounge with bi-fold doors opening into the dining kitchen. The inner hallway gives access to the downstairs bedroom and family bathroom. To the first floor there are a further two bedrooms and toilet. Externally is an enclosed rear yard with electric roller shutter doors, security camera and lighting.

Durham Street, Hartlepool, TS24 0HF
3 Bed - Bungalow - Dormer Semi Detached
£130,000
EPC Rating: C
Council Tax Band: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Durham Street, Hartlepool, TS24 0HF



GROUND FLOOR

ENTRANCE PORCH

7'8 x 2'9 (2.34m x 0.84m)

uPVC double glazed glass panelled door, uPVC double glazed glass panelled door into the lounge.

LOUNGE

12'6 x 16'11 (3.81m x 5.16m)

uPVC double glazed window to front, radiator, spindle staircase to first floor, radiator and bi-fold doors into the kitchen.

KITCHEN

10'3 x 16'9 (3.12m x 5.11m)

Wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, integrated dishwasher, fridge and freezer, plumbing for washing machine and dryer, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening into the rear yard.

INNER HALLWAY

2'9 x 4' (0.84m x 1.22m)

uPVC double glazed window to rear, door to bathroom and bedroom one.

BEDROOM 1

11'8 x 10'1 (3.56m x 3.07m)

uPVC double glazed window to front, radiator.

BATHROOM/WC

8'6 x 6'6 (2.59m x 1.98m)

White and chrome four piece bathroom suite with panelled bath, separate shower cubicle, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, heated chrome towel rail and uPVC double glazed window to rear.

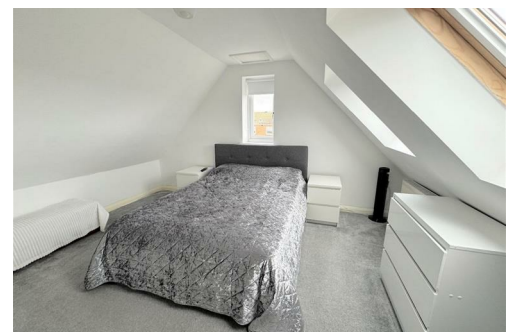
FIRST FLOOR

LANDING

BEDROOM 2

12' x 13'4 (3.66m x 4.06m)

Two Velux windows to front, uPVC double glazed window to side, radiator.



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BEDROOM 3

8'8 x 13'4 (2.64m x 4.06m)

Velux window to front and rear, single radiator.

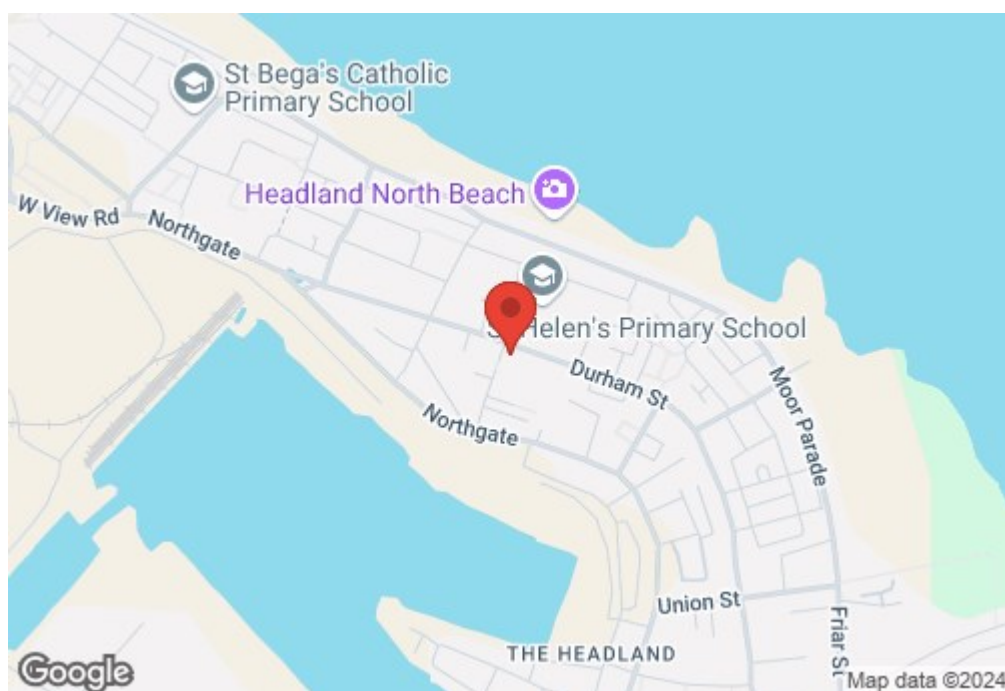
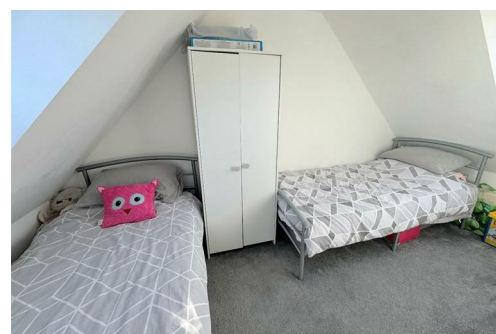
FIRST FLOOR WC

EXTERNALLY

Enclosed rear yard with electric roller shutter doors, security camera to front, rear and lighting.

NB

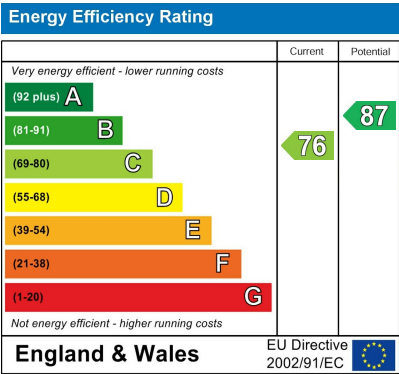
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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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. Smith & Friends Estate Agents 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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