



\*\*\* NO CHAIN INVOLVED \*\*\* A three bedroom semi-detached property located in a popular part of Kind Oswy. The home offers accommodation ideal for a first time buyer or young family, with the benefit of gas central heating, uPVC double glazing and alarm system. An internal viewing comes recommended to appreciate the potential on offer, with a layout which briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to the bay fronted lounge, the kitchen is fitted with a range of units to base and wall level, whilst the rear lobby gives access to a sun room extension and ground floor shower room. To the first floor are three bedrooms, with the master bedroom benefitting from a useful en-suite wash room. Externally is a low maintenance, lawned front garden, with a paved driveway in front of the garage providing useful off street parking. The enclosed rear garden is part paved with lawn and block paved patio area. Located in the popular King Oswy/Hart Station area of Hartlepool and within walking distance of both Barnard Grove Primary School and St Hild's Church Of England School.

**Studland Drive, Hartlepool, TS24 9RZ**

**3 Bedroom - House - Semi-Detached**

**£140,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**





## GROUND FLOOR

### ENTRANCE PORCH

Accessed via uPVC double glazed French doors, uPVC double glazed window, tiled flooring, uPVC double door into the entrance hall.

### ENTRANCE HALL

Stairs to the first floor, double radiator with cover, window into the garage, access to:

### FRONT LOUNGE

**17'5 x 12'10 (5.31m x 3.91m)**

A good size lounge with uPVC double glazed bay window to the front aspect, feature fire surround with inset 'coal' effect gas fire, two wall lights, double radiator.

### KITCHEN

**9'11 x 8'1 (3.02m x 2.46m)**

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer sink unit with mixer tap, recess for washing machine, tiling to splashback, uPVC double glazed window to the rear aspect, two useful storage cupboards, single radiator.

### REAR LOBBY

uPVC double glazed door into the sun room extension, access to the ground floor shower room.

### SUN ROOM

**10'10 x 10'8 (3.30m x 3.25m)**

uPVC double glazed windows and door to the rear garden, 'tile' effect laminate flooring, double glazed 'Velux' style window.

### GROUND FLOOR SHOWER ROOM/WC

**8'11 x 5'6 (2.72m x 1.68m)**

Fitted with a three piece suite and chrome fittings comprising: double walk-in shower with chrome frame, glass panelled sliding door and chrome shower, inset wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, tiling and panelling to splashback, built-in storage cupboard, uPVC double glazed window to the rear aspect, single radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, hatch to loft space.

### BEDROOM ONE

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

A good size master bedroom with uPVC double glazed window to the front aspect, single radiator.

### WASH ROOM/WC

Fitted with a two piece white suite comprising: inset wash hand basin with chrome mixer tap and vanity cabinet below, tiled splashback, low level WC, uPVC double glazed window to the front aspect, extractor fan.

### BEDROOM TWO

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

uPVC double glazed window to the rear aspect, single radiator.





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**BEDROOM THREE**

**7'6 x 6'9 (2.29m x 2.06m)**

uPVC double glazed window to the rear aspect, single radiator.

**EXTERNALLY**

The property features a low maintenance, part lawned front garden with a brick boundary wall and paved driveway in front of the garage providing useful off street parking. The enclosed rear garden is generous in size, with paving, lawn and block paved patio areas. A useful timber storage shed is included in the asking price.

**ATTACHED GARAGE**

**15'9 x 9'7 (4.80m x 2.92m)**

Accessed via roller door to the front, uPVC door from the rear, gas central heating boiler, window to the rear aspect, light and sockets.

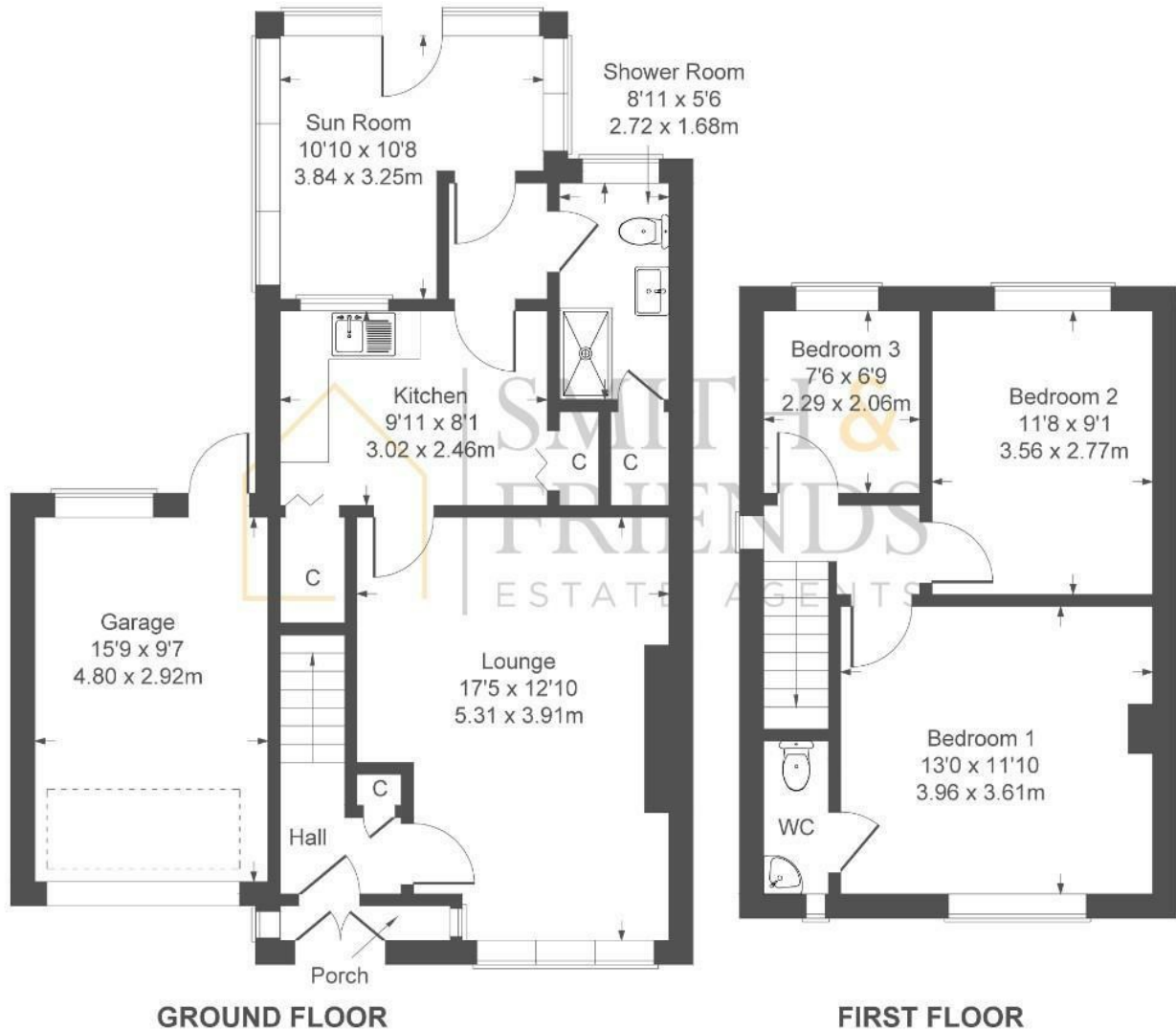
**NB**

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.



# Studland Drive

Approximate Gross Internal Area  
1105 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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			83
(69-80) C		68	
(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	

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