



An impressive THREE BEDROOM semi-detached property which offers spacious and well proportioned accommodation with a full width rear extension, superb refitted kitchen and modern upgraded bathroom. An ideal purchase for family requirements with two reception rooms, dining room and generous SOUTH FACING REAR GARDEN. The home further benefits from gas central heating, log burner, uPVC double glazing and useful off street parking. The full layout comprises: welcoming entrance hall with stairs to the first floor and access into a bay fronted reception room, currently used as a play room, whilst the extended rear reception room includes a log burner fire and access into the dining area. The kitchen is fitted with modern units to base and wall level with a range of integrated appliances included. To the first floor are three bedrooms, the master with fitted wardrobes, they are served by the upgraded bathroom which incorporates a three piece suite and chrome fittings. Externally is a low maintenance resin driveway to the front, with a gate to the side leading through to the generous south facing rear garden. VIEWING RECOMMENDED.

Percy Street, Hartlepool, TS26 0HT

3 Bedroom - House - Semi-Detached

£200,000

EPC Rating:

Tenure: Freehold

Council Tax Band: B



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GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with matching uPVC double glazed side screens, modern laminate flooring, stairs to the first floor with fitted carpet and two under stairs storage cupboards, single radiator, access to:

BAY FRONTED RECEPTION ROOM

11'2 x 10'10 (3.40m x 3.30m)

Attractive oak flooring, uPVC double glazed bay window to the front aspect, shelving to alcoves, coving to ceiling, double radiator.

EXTENDED REAR RECEPTION ROOM/SITTING AREA

12'4 x 11'10 (3.76m x 3.61m)

Log burner fire with attractive oak mantle above, fitted carpet, wall lights to alcove, double radiator, archway to:

DINING AREA

10'2 x 8'1 (3.10m x 2.46m)

uPVC double glazed French doors with matching side screens to the rear garden, fitted carpet, single radiator.

EXTENDED KITCHEN

7'10 x 16'8 (2.39m x 5.08m)

Refitted with a modern range of Wren units to base and wall level with complementing work surfaces and matching splashback incorporating an inset one and a half bowl sink with gold mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, integrated fridge/freezer, integrated dishwasher, concealed space for washing machine, modern laminate flooring, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear garden, coving and inset spotlighting to ceiling, double radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

9'1 x 13'11 (2.77m x 4.24m)

A good size master bedroom which benefits from double wardrobes to both alcoves with overhead storage space, uPVC double glazed bay window to the front aspect, fitted carpet, single radiator.

BEDROOM TWO

11'2 x 11'11 (3.40m x 3.63m)

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

BEDROOM THREE

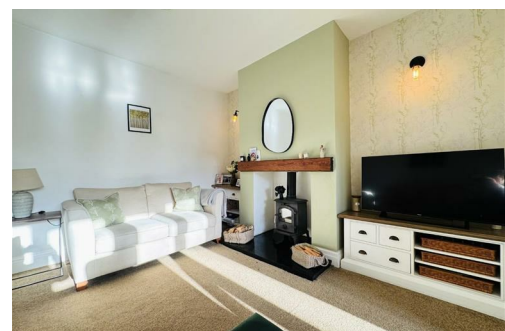
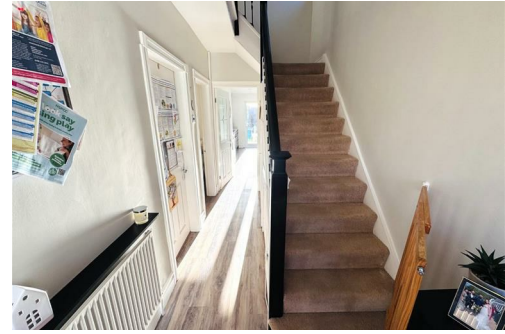
7'5 x 6'7 (2.26m x 2.01m)

uPVC double glazed window to the front aspect, modern laminate flooring single radiator.

FAMILY BATHROOM/WC

7'3 x 7'4 (2.21m x 2.24m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity drawers below, close coupled WC, attractive tiling to splashback, uPVC double glazed window to the side aspect, chrome heated towel radiator.

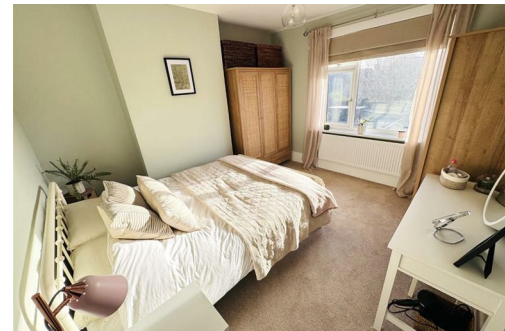


EXTERNALLY

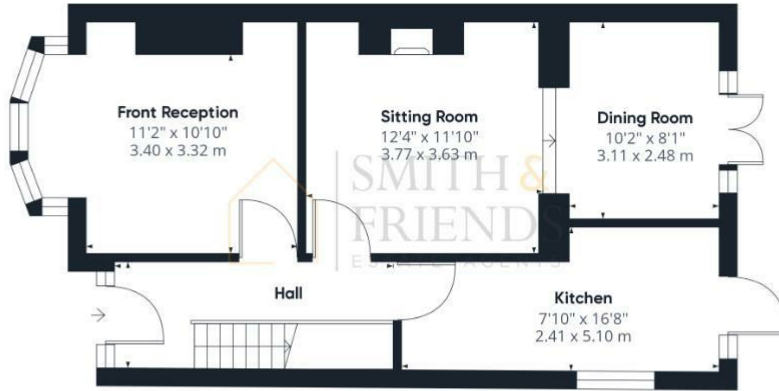
The property benefits from a low maintenance front, with a resin driveway allowing useful off street parking. A gate to the side of the property leads through to the generous south facing rear garden with paved patio, lawn, artificial turf and steps up to an additional raised patio area. A useful timber storage shed is included in the asking price.

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.



Percy Street, Hartlepool, TS26 0HT



Ground Floor



Floor 1

Approximate total area⁽¹⁾
981.44 ft²
91.18 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.

Calculations are based on RICS IPMS 3C standard.

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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	

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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