



**** CHAIN FREE ** RARELY AVAILABLE **** The School House, discreetly set back off Elmwood Road, is a generous family home and comes with viewing strongly recommended. It is accessed via a private gated driveway which serves only three homes. Immaculately presented throughout, ideal for family living and will certainly appeal to a variety of potential buyers. Benefitting from a recently replaced breakfast kitchen with integrated appliances, a new combi boiler and large private rear garden. Briefly comprising of: entrance porch, hallway, lounge, dining room, breakfast kitchen, rear lobby and pantry. To the first floor are three generous bedrooms and the family bathroom, with separate toilet. Externally are enclosed gardens to front, rear and side, the rear garden being mainly laid to lawn with well stocked borders, sunny patio area and pond. The front and side gardens are well stocked with mature shrubs, conifers and bedding plants.

Elmwood Road, Hartlepool, TS26 0JH

3 Bedroom - House - Detached

£250,000

EPC Rating:

Tenure: Freehold

Council Tax Band: B



Elmwood Road, Hartlepool, TS26 0JH



GROUND FLOOR

ENTRANCE PORCH

5'2 x 5'10 (1.57m x 1.78m)

uPVC double glazed glass panelled door, uPVC double glazed window, glass panelled door into the hallway.

ENTRANCE HALLWAY

10'3 x 5'9 (3.12m x 1.75m)

Return staircase to first floor landing, radiator, large cloaks cupboard.

LOUNGE

12'10 x 13'10 (3.91m x 4.22m)

uPVC double glazed bay window to front, living flame 'coal' effect gas fire with modern surround, two radiators.

DINING ROOM

11'10 x 10'10 (3.61m x 3.30m)

uPVC double glazed window, living flame 'coal' effect gas fire with modern surround, built-in storage, radiator.

BREAKFAST KITCHEN

7'11 x 12'9 (2.41m x 3.89m)

Fitted with a range of modern oak 'shaker' style wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, integrated fridge and freezer, uPVC double glazed window, door into rear lobby.

REAR LOBBY

4'3 x 5'4 (1.30m x 1.63m)

Wall units, worktop and plumbing for washing machine, uPVC door opening onto the rear garden, access to pantry.

PANTRY

3'4 x 5'5 (1.02m x 1.65m)

FIRST FLOOR

LANDING

4'11 x 5'11 (1.50m x 1.80m)

uPVC double glazed window, radiator, access to loft.

BEDROOM 1 (front)

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

uPVC double glazed window to front aspect, built-in wardrobes, radiator.

BEDROOM 2 (rear)

12' x 11'3 (3.66m x 3.43m)

uPVC double glazed window to rear, radiator.

BEDROOM 3 (rear)

7'11 x 9'11 (2.41m x 3.02m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM

7' x 5'11 (2.13m x 1.80m)

White and chrome suite with panelled bath, electric shower over, wash hand basin, built-in storage, radiator, uPVC double glazed window.



Elmwood Road, Hartlepool, TS26 0JH



SEPERATE TOILET

4'8 x 2'9 (1.42m x 0.84m)

White low level WC.

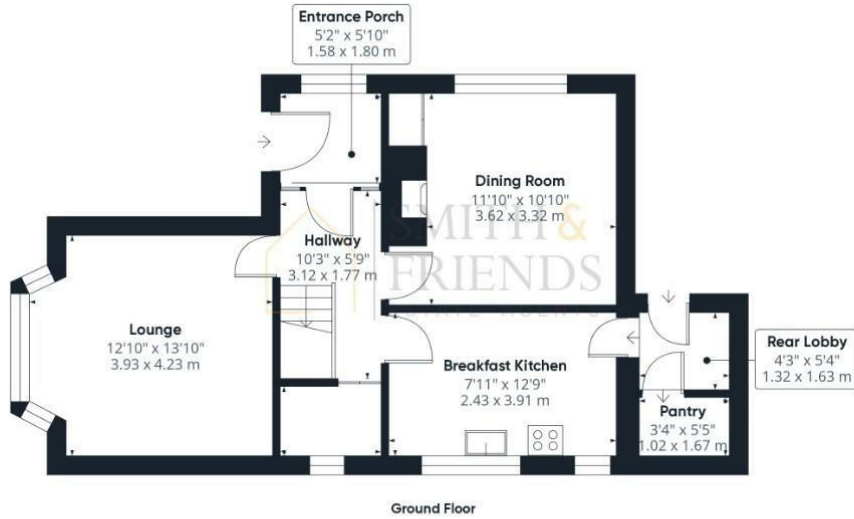
EXTERNALLY

Enclosed gardens to front, rear and side, the rear garden being mainly laid to lawn with well stocked borders, sunny patio area and pond. The front and side gardens are well stocked with mature shrubs, conifers and bedding plants.

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.





Ground Floor



Floor 1

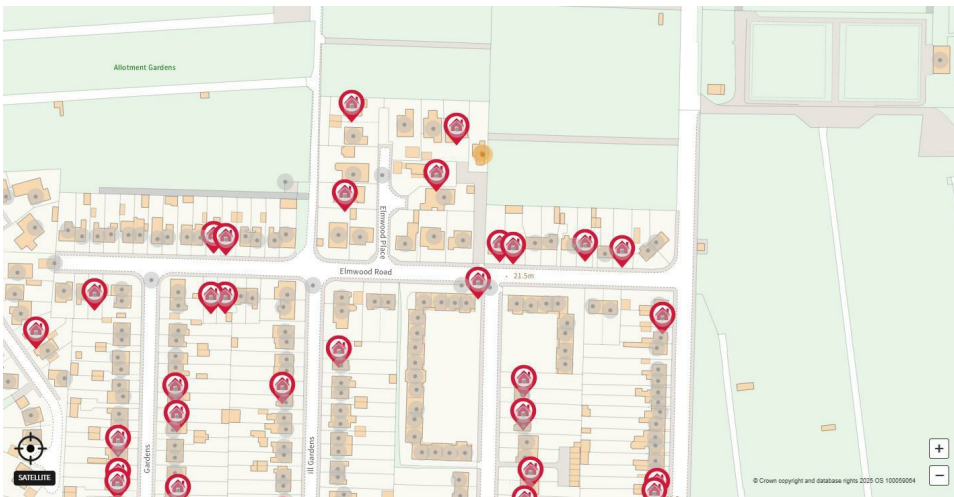
Approximate total area¹⁾
1077.17 ft²
100.07 m²

(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.

GIRAFFE360



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.

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS