



A mature three bedroomed semi detached house which has been tastefully upgraded by the current owners. Extended to the rear and now provides a lovely sunroom and conservatory. Benefiting from uPVC DG and GCH throughout. The accommodation comprises: Entrance hall, ground floor toilet, lounge, dining room, sun room, conservatory and kitchen. . To the first floor are 3 bedrooms and a bathroom/WC. Externally Sitting on a good sized plot the property benefits from a block paved drive to the side which leads to a detached single garage for additional parking. Gardens to front and rear.

Caledonian Road, Hartlepool, TS25 5LH

3 Bed - House

£157,500

EPC Rating:

Council Tax Band:

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

Caledonian Road, Hartlepool, TS25 5LH



GROUND FLOOR

ENTRANCE HALL

Staircase to first floor landing, and radiator

DOWNSTAIRS TOILET

White low level WC. wash hand basin, radiator and uPVC DG window.

LOUNGE

15'10 x 14'3 (4.83m x 4.34m)

uPVC DG Bay window to front, oak fire surround and radiator

DINING ROOM

12'4 x 12'2 (3.76m x 3.71m)

uPVC DG French doors opening into the sun room, radiator and under stairs storage.

SUN ROOM

uPVC DG French Doors opening into the conservatory, radiator and built in storage.

KITCHEN

Archway from sun room, wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, "Range" style gas cooker with illuminating extractor, plumbing for washing machine and dishwasher, space for fridge freezer. uPVC DG window to rear.

CONSERVATORY

uPVC DG French doors to rear, wood effect laminate flooring.

FIRST FLOOR

LANDING

Access to the fully boarded loft.

BEDROOM 1 (FRONT)

uPVC DG bay window to front, built in wardrobes and radiator.

BEDROOM 2 (REAR)

uPVC DG window to rear, built in wardrobes and radiator

BEDROOM 3 (REAR)

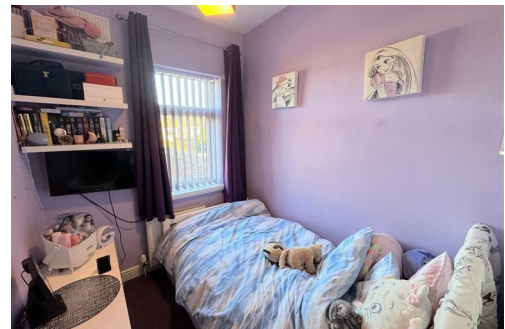
uPVC DG window to rear and radiator.

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin and low level WC

EXTERNALLY

Sitting on a good sized plot the property benefits from a block paved drive to the side which leads to a detached single garage for additional parking. Well cared for Gardens to front and rear.



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Not to Scale. Produced by The Plan Portal 2025
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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.

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

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