



Elmfield Gardens, Hartlepool, TS25 5TX
4 Bed - House - Detached
£220,000

Council Tax Band: D
EPC Rating: C
Tenure: Freehold



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Elmfield Gardens, TS25 5TX

An outstanding four bedroom detached house which has the advantage of an impressive uPVC double glazed conservatory. Other features include gas central heating and uPVC double glazing. Immaculately presented throughout, this lovely family home will appeal to a variety of potential buyers with its generously proportioned rooms and contemporary finish throughout. The accommodation briefly comprises of: entrance vestibule, lounge, dining room, uPVC double glazed conservatory, re-styled kitchen/breakfast room including built-in oven, hob and extractor, this leads to a utility room and cloakroom/WC. To the first floor there are four bedrooms, the master bedroom having built-in wardrobes and an attractive en suite shower room/WC, plus a bathroom/WC. Externally, the enclosed south facing rear garden is mainly laid to lawn, with well stocked borders and a sunny block paved patio area. The open plan front garden is laid to lawn, with a double width block paved driveway leading to the single garage.

GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled door, radiator and staircase to first floor landing.

LOUNGE

16'10 x 12'4

uPVC double glazed bay window to front aspect, radiator and double doors into dining room.

DINING ROOM

9'10 x 8'10

uPVC double glazed French doors opening into the conservatory and radiator.

CONSERVATORY

12'7 x 9'10

uPVC and brick construction with uPVC double glazed French doors opening onto the rear garden.

KITCHEN

9'10 x 9'10

Fitted with a range of white high gloss 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 double oven, integrated fridge freezer, and microwave, uPVC double glazed windows to rear and radiator.

UTILITY

6'4 x 5'11

Base and wall units with matching worktops, plumbing for washing machine and dryer, uPVC double glazed glass panelled door opening onto the rear garden.

DOWNSTAIRS TOILET

5'11 x 3'3

White suite with low level WC and wash hand basin.

FIRST FLOOR

LANDING

Airing cupboard and loft access.

BEDROOM ONE (front)

14'8 x 10'6

uPVC double glazed window to front, radiator and fitted wardrobes.

EN-SUITE SHOWER ROOM/WC

7'5 x 3'1

White and chrome suite with walk-in shower cubicle and wall mounted shower, pedestal wash hand basin and low level WC; uPVC double glazed window and radiator.

BEDROOM TWO (front)

12'2 x 8'11

uPVC double glazed window to front and radiator.

BEDROOM THREE (rear)

8'11 x 8'7

uPVC double glazed window to rear and radiator.

BEDROOM FOUR (rear)

8'10 x 8'10

uPVC double glazed window to rear and radiator.

FAMILY BATHROOM/WC

6'7 x 5'7

Panelled bath, wash hand basin and low level WC; co-ordinated tiled walls, radiator and uPVC double glazed window.

EXTERNALLY

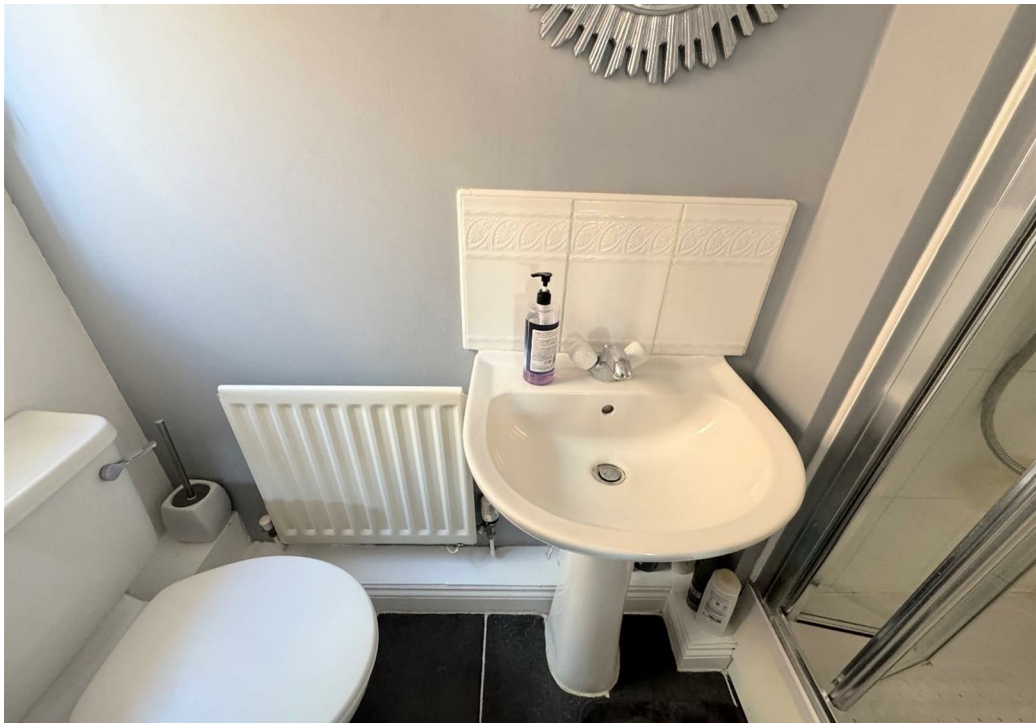
The enclosed south facing rear garden is mainly laid to lawn, with well stocked borders and a sunny block paved patio area. The open plan front garden is laid to lawn, with a double width block paved driveway leading to the SINGLE GARAGE (16'5 x 10'2) (5.00m x 3.10m)

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.

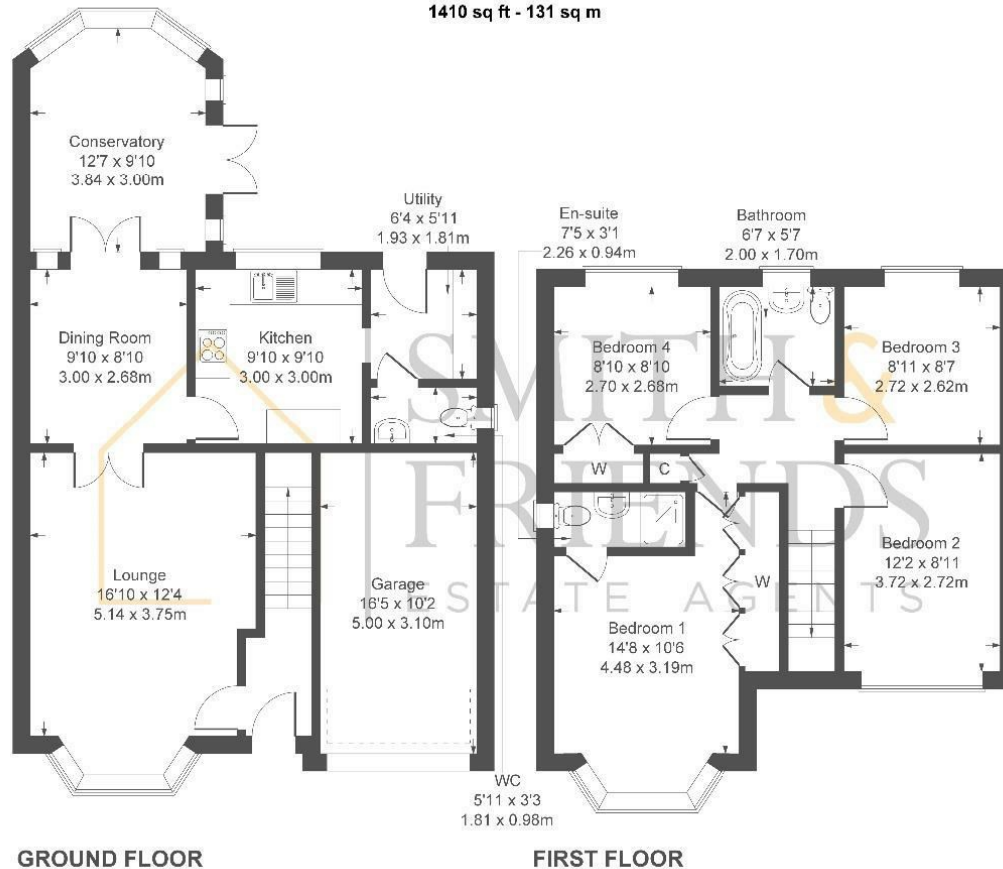






Elmfield gardens

Approximate Gross Internal Area
1410 sq ft - 131 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2025



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	73	84
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. 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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