



Cresswell Drive, TS26 0EQ
3 Bed - House - Semi-Detached
£250,000

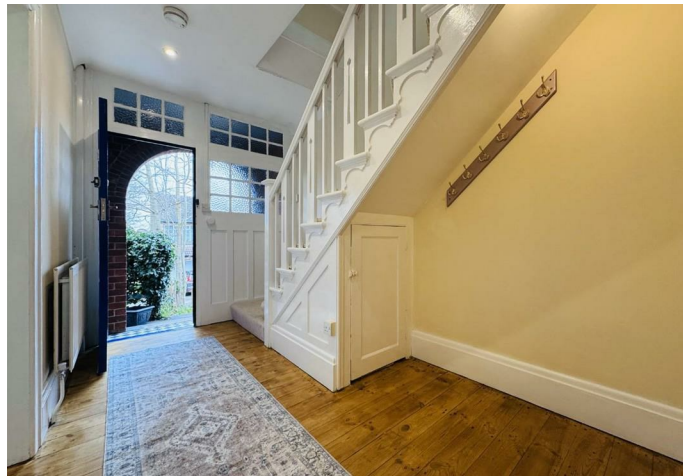
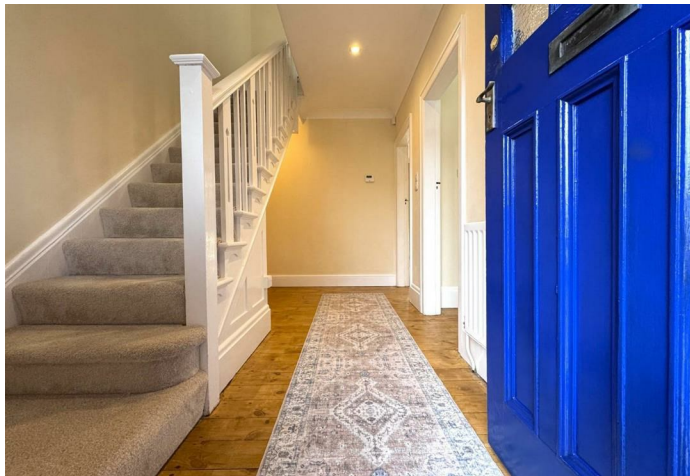
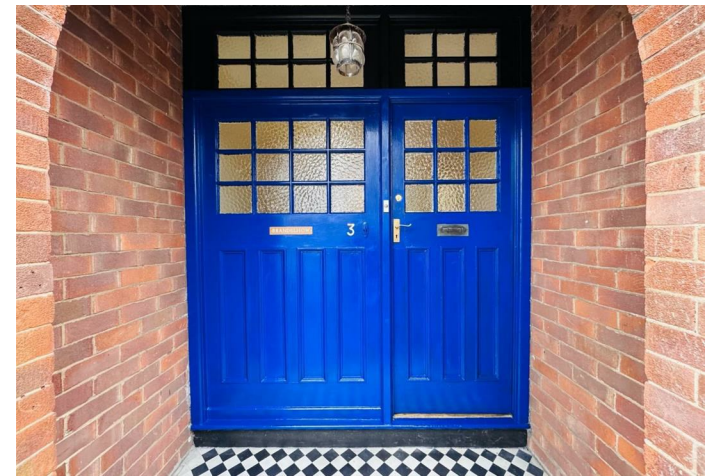
EPC Rating: D
Tenure: Freehold
Council Tax Band: D



Cresswell Drive Hartlepool, TS26 0EQ

*** STAMP DUTY PAID *** An impressive three bedroom semi-detached property occupying a pleasant elevated position on Cresswell Drive, with a south westerly aspect rear garden. The home is well positioned within a short stroll of Ward Jackson Park, falls within the catchment for West Park Primary School and High Tunstall College, whilst also being located close to Hartlepool town centre. An ideal purchase for family requirements with recently improved accommodation that features two reception rooms, modern kitchen with new appliances, separate utility and generous attic room. An internal viewing comes recommended, with further benefits including recent redecoration, new carpets with stain and wear warranty, new boiler with full warranty and uPVC double glazing throughout.

The full layout comprises: arched storm porch opening to a welcoming entrance hall with stairs to the first floor and access into the bay fronted lounge, the rear reception room has French doors to the garden and an archway into the kitchen which features granite worktops and a range of free standing appliances. The utility leads to a useful guest cloakroom/WC. To the first floor are three bedrooms and the family bathroom which incorporates a three piece white suite and chrome fittings. A retractable loft ladder from the landing gives access to a generous attic room, offering a variety of uses. Externally the property occupies a slightly elevated position, with a well stocked front garden, driveway to the side, garage and south westerly aspect rear garden which enjoys a high degree of privacy. The home is offered with NO CHAIN INVOLVED.











GROUND FLOOR

STORM PORCH ENTRANCE

Arched brick entrance, tiled floor, security light over.

ENTRANCE HALL

12'9 x 7'4 (3.89m x 2.24m)

A spacious and inviting entrance hall which is accessed via a panelled entrance door with glazed inserts, matching side screen and fanlight above, exposed stripped wood flooring, spindled staircase to the first floor with under stairs storage cupboard and newly fitted carpet, coving to ceiling, double radiator, access to:

BAY FRONTED LOUNGE

11'9 x 11'3 (3.58m x 3.43m)

Matching stripped wood flooring, uPVC double glazed curved bay window to the front aspect, feature fire surround with 'coal' effect cast iron fire and granite base, fitted wall lights to alcove, coving to ceiling, double radiator.

REAR RECEPTION ROOM

13'10 x 11'9 (4.22m x 3.58m)

Matching stripped wood flooring, large bay with uPVC double glazed French doors to the rear garden, 'period' style fire surround with 'coal' effect cast iron fire and tiled base, shelving to alcoves, coving to ceiling, double radiator, archway in to the kitchen.

KITCHEN/BREAKFAST ROOM

17'5 x 8'2 (5.31m x 2.49m)

Fitted with an attractive range of cream 'shaker' style units to base and wall level with brushed stainless steel handles and complementing granite worktops with matching splashback incorporating an inset one and a half bowl stainless steel sink unit with modern spray mixer tap, recess with cooking range included incorporating double oven, five ring gas hob, extractor hood over and matching splashback, recess with 'American' style fridge/freezer included, integrated dishwasher, integrated eye-level microwave, larder unit, three x three drawer units to base level, tiled flooring, uPVC double glazed window enjoying views of the garden, breakfast bar area, inset spotlighting to ceiling, down lighting to eye-level units, convector radiator, access to:

UTILITY ROOM

4'3 x 5' (1.30m x 1.52m)

Fitted worktop with space below for washing machine and tumble dryer (both included in the asking price), eye-level Baxi gas central heating boiler, double unit to eye-level, extractor fan, tiled flooring, uPVC double glazed door to the rear garden.

GUEST CLOAKROOM/WC

2'7 x 5' (0.79m x 1.52m)

Fitted with a two piece white suite and chrome fittings comprising: corner wash hand basin with chrome mixer tap, tiled splashback, low level WC, matching tiled flooring, uPVC double glazed window to the rear aspect, convector radiator.

FIRST FLOOR LANDING

Newly fitted carpet, over stairs storage cupboard, hatch to attic room with pull down access ladder.

BEDROOM ONE

11'11 x 11'10 (3.63m x 3.61m)

Large uPVC double glazed curved bay window to the front aspect offering a distant rooftop view of the park area, newly fitted carpet, two over bed lights, additional wall light, coving to ceiling, double radiator.

BEDROOM TWO

12' x 8'10 (3.66m x 2.69m)

Two double wardrobes with overhead storage space, uPVC double glazed window overlooking the rear garden, newly fitted carpet, coving to ceiling, double radiator.

BEDROOM THREE

6'11 x 7'3 (2.11m x 2.21m)

uPVC double glazed window to the front aspect, newly fitted carpet, coving to ceiling, convector radiator.

FAMILY BATHROOM/WC

7' x 8'4 (2.13m x 2.54m)

Fitted with a three piece white suite and chrome fittings comprising: curved panelled bath with chrome mixer tap and chrome mains shower over with separate attachment, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, two uPVC double glazed windows to the rear aspect, 'tile' effect laminate flooring, eye-level mirrored vanity unit, chrome heated towel radiator.

ATTIC ROOM

12' x 19'6 (3.66m x 5.94m)

A large attic room which is boarded and carpeted, with eaves storage, two double glazed Velux windows, attractive exposed brickwork, lighting and ample sockets. The attic is accessed via a pull down wooden ladder from the landing.

EXTERNALLY

The property occupies a pleasant elevated position on Cresswell Drive, with an established front garden and paved driveway in front of the garage allowing off street parking. A gate to the side leads through to the generous enclosed rear garden which offers a high degree of privacy, south westerly aspect, extensive patio and raised lawn with established border.

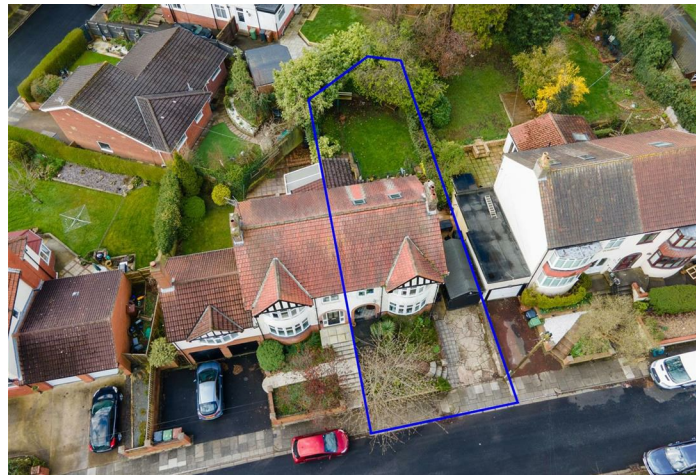
GARAGE

Double timber doors to the front and personal door to the side, glazed window to the side.

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



Floor 2

Approximate total area⁽¹⁾

1248.93 ft²
116.03 m²

Reduced headroom

70.79 ft²
6.58 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

76

60



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.

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



SMITH & FRIENDS
ESTATE AGENTS