



**The Oval, TS26 9QH**  
**3 Bed - House - Semi-Detached**  
**£269,950**

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



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## The Oval Hartlepool TS26 9QH

\*\*\* NO CHAIN INVOLVED \*\*\* A beautiful and rarely available three bedroom semi-detached property occupying a pleasant position on The Oval, backing onto the The Grove and benefitting from a west facing rear garden. The home offers spacious, well proportioned and versatile accommodation, ideal for family requirements, with three reception rooms and generous attic room. An internal viewing comes recommended, with a clever blend of original character features including period fire surrounds and stained glass windows which are further complemented by modern upgrades, with gas central heating and uPVC double glazing.

The internal layout comprises: entrance porch through to an inviting entrance hall with stairs to the first floor and access into three reception rooms, the rear sitting room/breakfast room leading through to the kitchen which is fitted with an attractive range of units with granite worktops and pleasant views of the rear garden. The hall provides further access to a useful ground floor WC/utility area. To the first floor are three bedrooms, bedrooms one and two benefitting from built-in wardrobes, they are served by a modern family bathroom which incorporates a three piece suite with separate WC. A generous attic room offers a variety of uses with two 'Velux' style windows.

Externally is a low maintenance front with artificial turf, whilst a block paved driveway in front of the garage provides useful off street parking. A gate to the side leads through to the west facing rear garden which enjoys a high degree of privacy with lawn, planted border and patio areas. The Oval links to Glendale Avenue and Grange Avenue with easy access to schools and amenities. VIEWING RECOMMENDED.



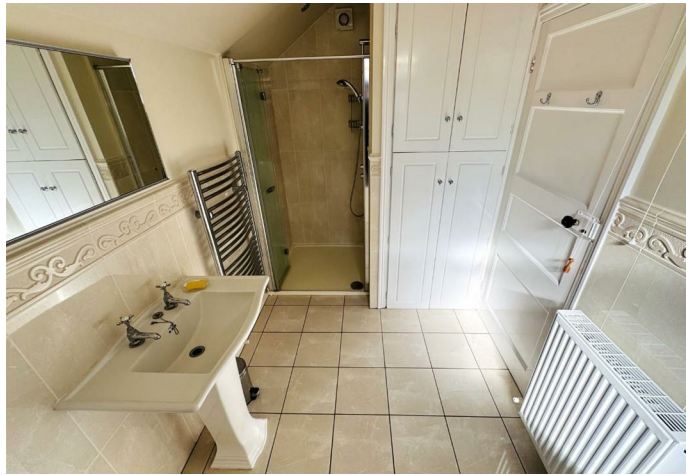














**GROUND FLOOR**

**ENTRANCE PORCH**

3'11 x 7'11 (1.19m x 2.41m)

Accessed via panelled entrance door with attractive stained glass panels with matching side screen and side window, picture rail, coving to ceiling, internal door with matching stained glass panel to the hall.

**HALL**

12'3 x 9' (3.73m x 2.74m)

An inviting entrance hall which incorporates a turned staircase to the first floor with large newel post, uPVC double glazed window to the side aspect and under stairs storage cupboard, fitted carpet, dado rail, coving to ceiling, double radiator, access to:

**FRONT RECEPTION ROOM**

13' x 14' (3.96m x 4.27m)

Large uPVC double glazed bay window to the front aspect, beautiful period fire surround with inset gas fire, attractive tiled back and hearth, fitted carpet, picture rail, deep coving to ceiling, central ceiling rose, double radiator.

**REAR RECEPTION ROOM**

15'1 x 12'11 (4.60m x 3.94m)

uPVC double glazed door with matching side screens to the rear garden, attractive feature fire surround with inset gas fire, 'marble' style back and base, fitted carpet, picture rail, deep coving to ceiling, central ceiling rose, double radiator.

**SITTING/BREAKFAST ROOM**

11'1 x 8'11 (3.38m x 2.72m)

Sliding 'sash' style window to the side aspect, fitted carpet, delft rack, coving to ceiling, double radiator, access to:

**KITCHEN**

11' x 11'4 (3.35m x 3.45m)

Fitted with a beautiful range of oak units to base and wall level with granite worktops and matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, integrated fridge/freezer, integrated dishwasher, eye-level microwave, two uPVC double glazed windows, glazed door to the rear garden, 'Kamdean' style flooring, double radiator, additional chrome heated towel radiator.

**GUEST CLOAKROM & WC/UTILITY**

3'5 x 3'6 plus 8' x 3'6 (1.04m x 1.07m plus 2.44m x 1.07m)

Accessed via the hall, with fitted worktop, plumbing below for washing machine, double unit to eye-level, pedestal wash hand basin with dual taps, part tiled walls, 'lamineate' effect vinyl flooring, single radiator, uPVC double glazed window to the side aspect, SEPARATE WC with a wall mounted WC, additional uPVC double glazed window to the side aspect, matching flooring and additional single radiator.

**FIRST FLOOR**

**LANDING**

uPVC double glazed window to the side aspect, fitted carpet, picture rail, coving to ceiling, single radiator.

**BEDROOM ONE**

12'11 x 12'2 (3.94m x 3.71m)

uPVC double glazed window to the front aspect, built-in double wardrobe to alcove, attractive feature fire surround with tiled base, storage cupboard to additional alcove, fitted carpet, picture rail, coving to ceiling, single radiator.

**BEDROOM TWO**

15' x 11' (4.57m x 3.35m)

uPVC double glazed window overlooking the rear garden, built-in double wardrobe to alcove, attractive feature fire surround with tiled base, built-in storage cupboard to additional alcove, fitted carpet, picture rail, coving to ceiling, single radiator.

**BEDROOM THREE**

9'5 x 7'11 (2.87m x 2.41m)

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

**FAMILY BATHROOM**

6'3 x 11'4 (1.91m x 3.45m)

Fitted with an attractive three piece suite comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, walk-in shower with space saving folding door and chrome overhead shower, attractive tiling to splashback and flooring, being full height to shower level, uPVC double glazed window to the side aspect, convector radiator, additional chrome heated towel radiator, built-in airing cupboard with Baxi gas central heating boiler.

**SEPARATE WC**

3'4 x 4'3 (1.02m x 1.30m)

Fitted with a low level WC in white, with matching tiled walls and flooring, uPVC double glazed window to the side aspect.

**ATTIC ROOM**

16'8 x 14'7 (5.08m x 4.45m)

Offering a variety of uses, whilst incorporating two double glazed Velux windows, eaves storage, fitted carpet, generous ceiling height, double radiator.

**EXTERNALLY**

The property offers a low maintenance front garden with artificial turf, planted border and brick boundary wall. A block paved driveway provides useful off street parking in front of the garage. A gate to the side leads through to the private enclosed rear garden enjoying a westerly aspect, with lawn, planted border and patio areas.

**GARAGE**

15'2 x 8'9 (4.62m x 2.67m)

Accessed via a remote controlled roller door to the front, lighting and sockets. To the rear of the garage is a useful storage area offering space for garden materials.

**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.









#### Approximate total area<sup>(1)</sup>

1773.23 ft<sup>2</sup>  
164.74 m<sup>2</sup>

#### Reduced headroom

95.71 ft<sup>2</sup>  
8.89 m<sup>2</sup>

(1) Excluding balconies and terraces

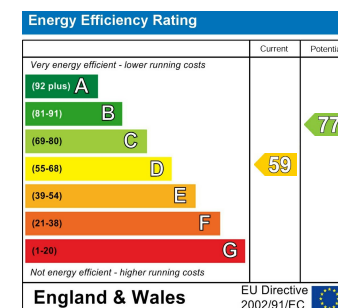
#### Reduced headroom

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



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



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