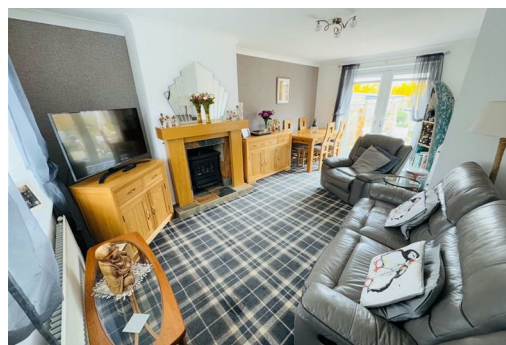




An impressive THREE BEDROOM mid terraced property on Farndale Road in a popular part of Seaton Carew. The home offers modern and well presented accommodation throughout, with a beautiful upgraded kitchen and modern shower room. The property further features uPVC double glazing, gas central heating and solar panels. The internal layout comprises: entrance hall with composite entrance door and stairs to the first floor, spacious though lounge/dining room including French doors to the rear garden, kitchen/breakfast room with grey gloss units, breakfast bar and utility area. To the first floor are three good size bedrooms and the shower room with separate WC. Externally is a low maintenance front garden, with a driveway allowing useful off street parking. The generous enclosed rear garden enjoys a westerly aspect meaning it should prove to be a suntrap in the summer months. Farndale Road is situated within a short stroll of Seaton Carew's popular seafront. **VIEWING RECOMMENDED.**

**Farndale Road, Hartlepool, TS25 1BH**

**3 Bedroom - House - Mid Terrace**

**£139,950**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: A**



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FRIENDS**  
ESTATE AGENTS



Farndale Road, Hartlepool, TS25 1BH



## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, stairs to the first floor with fitted carpet, upgraded internal doors, single radiator.

### THROUGH LOUNGE/DINING ROOM

**18' x 12'5 (5.49m x 3.78m)**

A spacious through lounge/dining room which offers a good degree of natural light, with uPVC double glazed bow window to the front aspect, uPVC double glazed French doors to the rear garden, feature fire surround (fire excluded), fitted carpet, coving to ceiling, double radiator, additional single radiator.

### KITCHEN/BREAKFAST ROOM

**11'4 x 13'11 (3.45m x 4.24m)**

Fitted with a beautiful range of grey gloss units to base and wall level with chrome handles and contrasting work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with separate four ring touch hob and extractor hood over, black glass splashback, additional tiling to splashback areas, integrated fridge/freezer, integrated washing machine, breakfast bar, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, modern laminate flooring, convector radiator, access to:

### UTILITY AREA

**5'2 x 5'3 (1.57m x 1.60m)**

Space for tumble dryer and additional appliance, double unit to base level, fitted worktop, tiled splashback, matching laminate flooring, uPVC double glazed window to the front aspect.

## FIRST FLOOR

### LANDING

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator, access to:

### BEDROOM ONE

**12'4 x 11'10 (3.76m x 3.61m)**

A good size master bedroom with built-in storage cupboard to alcove, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

### BEDROOM TWO

**10'7 x 12'7 (3.23m x 3.84m)**

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

### BEDROOM THREE

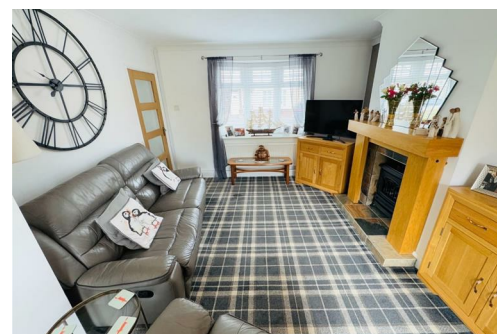
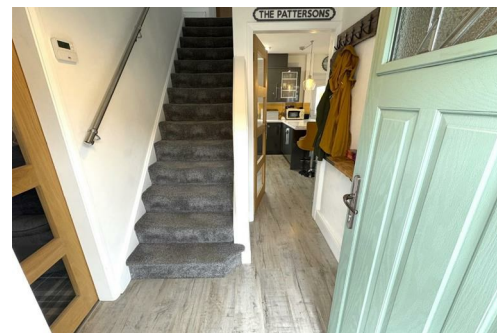
**7'3 x 9'5 (2.21m x 2.87m)**

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

### SHOWER ROOM

**5'6 x 5'4 (1.68m x 1.63m)**

Fitted with a modern two piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, wash hand basin with chrome mixer tap and vanity drawers below, tiling to splashback, wall mounted vanity mirror, uPVC double glazed window to the rear aspect, chrome heated towel radiator, extractor fan.





Farndale Road, Hartlepool, TS25 1BH



### SEPARATE WC

2'6 x 5' (0.76m x 1.52m)

Fitted with a low level WC in white, part tiled walls, uPVC double glazed window to the rear aspect.

### EXTERNALLY

The property features a low maintenance front, with a driveway allowing useful off street parking. The generous westerly aspect rear garden should prove to be a suntrap in the summer months, with lawn, patio area, planted borders, fenced boundaries, brick outhouse and external socket.

### 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 area<sup>(1)</sup>  
834.2 ft<sup>2</sup>  
77.5 m<sup>2</sup>

(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.

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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. 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.

| 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                             | 76      | 79        |
| EU Directive 2002/91/EC                     |         |           |