



Beautifully presented and EXTENDED, this lovely two bedroom terrace property is an ideal move in ready first time buy or investment property. The loft area has been cleverly converted to create a useful storage room, with two Velux double glazed roof lights along with extra eaves storage. The home has also been extended to the rear to create an impressive open plan kitchen/dining area creating a relaxed and spacious area for entertaining and cooking, the kitchen area is well fitted with cream 'shaker' style units and includes a built-in oven and hob, plus an integrated fridge and freezer. The ground floor is further complemented by a spacious lounge which has a feature fireplace and curved bay window. To the first floor are two double bedrooms and an impressive bathroom/WC which has been fitted with a modern white suite. Externally there is a palisade to the front, whilst to the rear of the property is an attractive 'courtyard' style garden which has a paved patio and artificial turf for ease of maintenance. Other features include gas central heating via a combination boiler, uPVC double glazing and the main roof covering has been replaced. Spring Garden Road is located in a sought after mature area which has local shopping facilities available in Stockton Road and a local primary school within walking distance.

Spring Garden Road, Hartlepool, TS25 5AD

2 Bed - House - Mid Terrace

Offers In The Region Of £95,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



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ESTATE AGENTS

Spring Garden Road, Hartlepool, TS25 5AD



GROUND FLOOR

ENTRANCE VESTIBULE

Stairs to first floor, door to lounge.

LOUNGE

13'1" x 18'0" into bay (4.01m x 5.49m into bay)

Walk-in bay with radiators, feature fireplace with electric 'stove' style fire, coving to ceiling, fitted carpet.

KITCHEN/DINER

16'4" x 8'11" (4.99m x 2.72m)

Fitted with 'shaker' style wall and base units with contrasting worksurfaces and tiled splashbacks, built-in single oven with ceramic hob above, integrated freezer, wood flooring, open through to rear porch.

REAR PORCH

7'0" x 6'3" max (2.14m x 1.91m max)

Open through to kitchen/diner with wood flooring, power sockets, French doors to rear.

FIRST FLOOR

BEDROOM ONE

16'6" x 9'8" max (5.03m x 2.96m max)

Large double room with alcoves ideal for wardrobes, radiator, fitted carpet.

BEDROOM TWO

9'8" x 8'4" max (2.96m x 2.56 max)

Built-in cupboard housing gas boiler, fitted carpet.

LOFT ROOM

16'5" x 7'8" (5.01m x 2.34m)

Excellent storage space/craft room/office, with two Velux windows, eaves storage.

BATHROOM/WC

6'9" x 5'10" (2.07m x 1.80m)

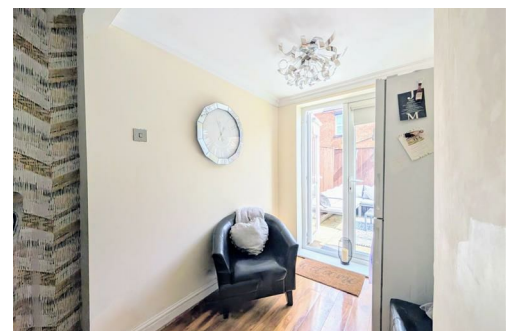
Fully tiled walls to wet areas, vanity unit with sink, hidden cistern WC, bath with shower over.

EXTERNALLY

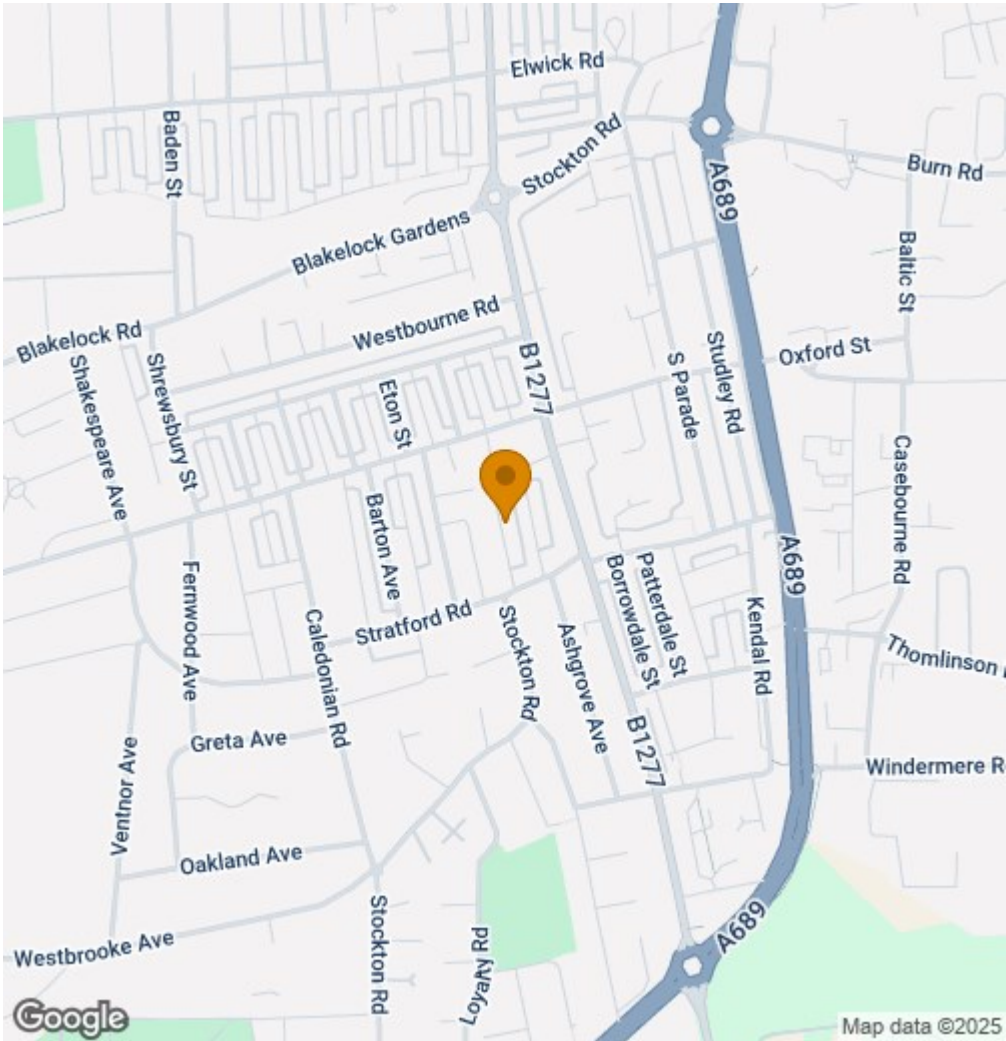
To the front of the property is a palisade, whilst to the rear is a 'courtyard' style garden with flagged patio area, privacy fencing, artificial grassed area and gate to rear.

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.



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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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