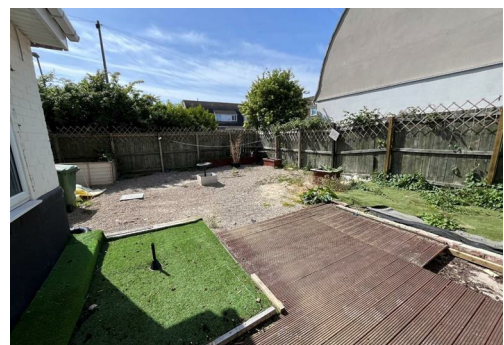




A deceptively spacious THREE BEDROOM property occupying a generous plot with gardens to three sides, off street parking, garage and workshop. The home offers recently improved and upgraded accommodation having been redecorated, with the majority of the rooms also benefitting from new flooring. The kitchen/diner has been refitted with a modern range of units and includes a brand new oven, hob and extractor. The accommodation further benefits from uPVC double glazing and gas central heating. An ideal purchase for a first time buyer, family or possible investment opportunity. OFFERED WITH NO CHAIN INVOLVED.

The internal layout comprises: entrance hall with stairs to the first floor, generous lounge, separate dining room, modern refitted kitchen/diner, three good size bedrooms and a spacious family bathroom incorporating a three piece white suite. Externally is a predominantly pebbled front, with double timber gates opening to provide off street parking in front of the attached garage. An area to the side provides further off street parking/hard standing space, ideal for a motor home. The generous enclosed rear garden has artificial turf, loose pebbles, decking and a useful brick outhouse/workshop.

Warren Road is close to the University Hospital of Hartlepool and convenient for local schools, amenities and transport links. VIEWING RECOMMENDED.

Warren Road, Hartlepool, TS24 9AS

3 Bedroom - House - End Terrace

£89,950

EPC Rating: F

Tenure: Freehold

Council Tax Band: A



Warren Road, Hartlepool, TS24 9AS



GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with matching side screen and fanlight above, 'laminated' effect vinyl flooring, staircase to the first floor with newly fitted carpet and under stairs cloaks area, access to:

FRONT LOUNGE

15'6 x 10'6 (4.72m x 3.20m)

A good size lounge with a large uPVC double glazed window to the front aspect, laminate flooring, coving to ceiling, double radiator, archway through to dining room.

DINING ROOM

10'0 x 7'4 (3.05m x 2.24m)

Ideally situated off the kitchen with uPVC double glazed window to the rear aspect, laminate flooring, single radiator.

KITCHEN/DINER

14'10 x 10'2 (4.52m x 3.10m)

Refitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, brushed stainless steel splashback, additional tiling to splashback areas, 'laminated' effect vinyl flooring, recess for washing machine, space for free standing fridge/freezer, Ideal Logic Combi 24 boiler, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING

Newly fitted carpet, hatch to loft space, access to:

BEDROOM ONE

13'3 x 12'6 (4.04m x 3.81m)

A good size master bedroom with uPVC double glazed window to the front aspect, newly fitted carpet, single radiator.

BEDROOM TWO

13'4 x 8'9 (4.06m x 2.67m)

A spacious second bedroom with built-in double wardrobe, uPVC double glazed window to the rear aspect, newly fitted carpet, single radiator.

BEDROOM THREE

9'6 x 8'0 (2.90m x 2.44m)

Built-in storage cupboard/wardrobe with overhead storage space, uPVC double glazed window to the front aspect, newly fitted carpet, single radiator.

FAMILY BATHROOM/WC

9'5 x 5'10 (2.87m x 1.78m)

Fitted with a three piece white suite comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'laminated' effect vinyl flooring, two uPVC double glazed windows to the rear aspect, single radiator.



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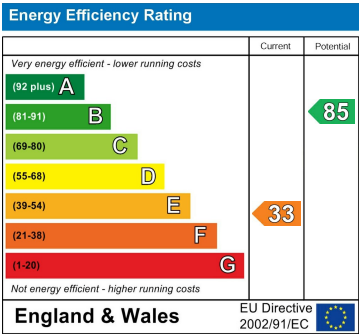
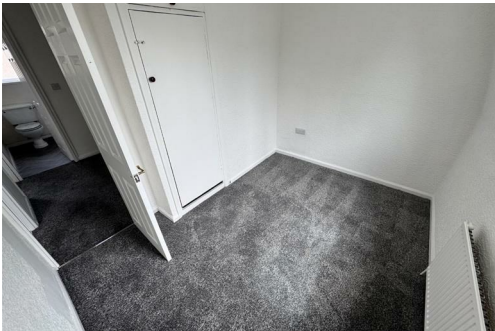


EXTERNALLY

The property features a low maintenance front garden which is part pebbled, with double timber gates opening to provide useful off street parking in front of the garage. An additional pebbled area to the side of the property provides further off street parking/hardstanding space. A gate to the side leads through to the enclosed rear garden which is generous in size, with decking, loose pebbles, artificial turf and fenced boundaries; a useful brick OUTHOUSE/WORKSHOP (9'3 x 8'5) (2.82m x 2.57m) offers further storage.

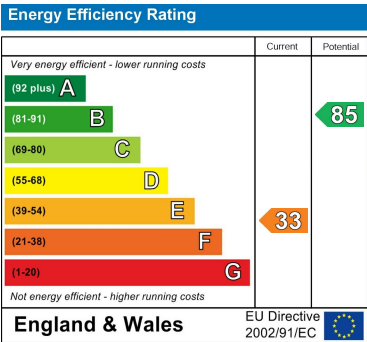
GARAGE
18'7 x 9'8 (5.66m x 2.95m)

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.



Warren Road, Hartlepool, TS24 9AS

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.



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