



**** DETACHED FOUR-BEDROOM FAMILY HOME**** This impressive and spacious modern detached property offers superb potential both inside and out, making it an ideal choice for growing families. With a generous layout that includes three reception areas—one being a charming sun room extension—this home delivers flexible living spaces alongside well-proportioned bedrooms. The accommodation comprises of: A welcoming central hallway provides access to a ground floor WC, a front-facing lounge, rear kitchen with adjoining utility area, separate dining room, and the cosy sun room at the rear—perfect for relaxing or entertaining. To the first floor features a master bedroom with fitted storage and a private en-suite shower room, three further bedrooms, and a modern family bathroom. Externally lawned gardens to both front and rear. A double driveway offers ample parking and leads to a single integral garage.

Ideally located close to commuter routes, local amenities, and well-regarded schools,

Cecil Court, Hartlepool, TS25 5BF

4 Bed - House

O.I.R.O £260,000

EPC Rating:

Council Tax Band: E

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Cecil Court, Hartlepool, TS25 5BF



GROUND FLOOR

ENTRANCE HALLWAY

Spacious entrance hallway, entrance door with double glazed inserts, access to ground floor WC, dining room, lounge, kitchen and stairs to first floor with cupboard beneath.

UTILITY

Fitted with complementing units and worktops to match the kitchen, stainless steel sink and drainer, plumbed for washing machine etc., side door with double glazed inserts.

LOUNGE

13'10 x 11'9 (3.96m'3.05m x 3.35m'2.74m)

Spacious, private lounge with a double glazed uPVC bay window to the front and a second side aspect uPVC double glazed window, and radiator.

CLOAKROOM WC

Fitted with a two piece white suite comprising: wash hand basin and close coupled WC, radiator, and front aspect double glazed opaque uPVC window,

KITCHEN

12'6 x 8'10 (3.66m'1.83m x 2.44m'3.05m)

Fitted with a range of modern wall, base and drawer kitchen units with contrasting worktops. With inset a stainless steel sink and drainer unit and mixer tap, five ring gas hob with chrome illuminated extractor and built-in high level twin electric oven, integrated dishwasher and fridge freezer, radiator and rear double glazed uPVC window, opening into:

SUN ROOM

10' x 8' (3.05m' x 2.44m')

Airy sun room with double glazed uPVC windows to the rear and both side aspects, uPVC double glazed French doors leading to rear garden, radiator.

LANDING

With cupboard and access hatch to loft.

DINING ROOM

8'10 x 8'10 (2.44m'3.05m x 2.44m'3.05m)

Internal doors to sunroom with glazed half-height side panels, radiator.

FIRST FLOOR

BEDROOM

10'3 x 9'2 (3.05m'0.91m x 2.74m'0.61m)

Rear double glazed uPVC window, radiator,

BEDROOM

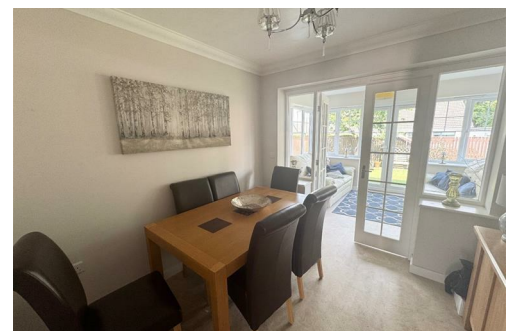
13'10 x 9'9 (3.96m'3.05m x 2.74m'2.74m)

Spacious bedroom with fitted wardrobes, front double glazed uPVC window, side double glazed uPVC window, radiator, doorway into:

BEDROOM

12' x 6'3 (3.66m' x 1.83m'0.91m)

Two front aspect double glazed uPVC windows, radiator,



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EN SUITE

Fitted with with a three piece white suite incorporating a pedestal wash hand basin, close coupled WC and tiled shower cubicle with chrome mains shower fitting with sliding glass shower door, radiator, side double glazed opaque uPVC window.

BEDROOM

12'6 x 9'2 (3.66m'1.83m x 2.74m'0.61m)

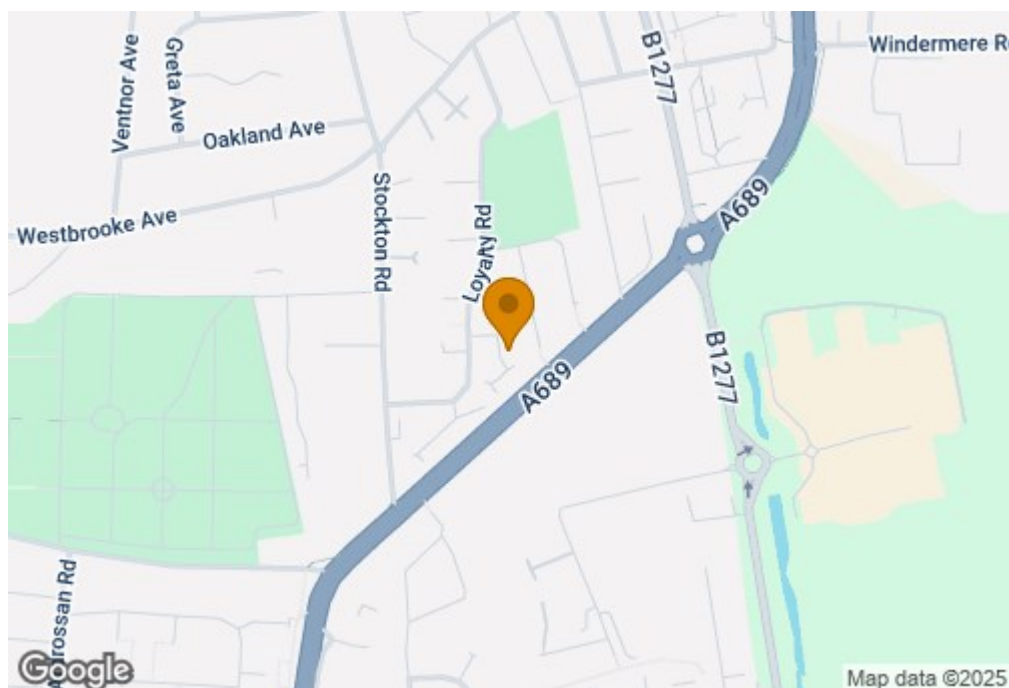
Rear double glazed uPVC window, radiator,

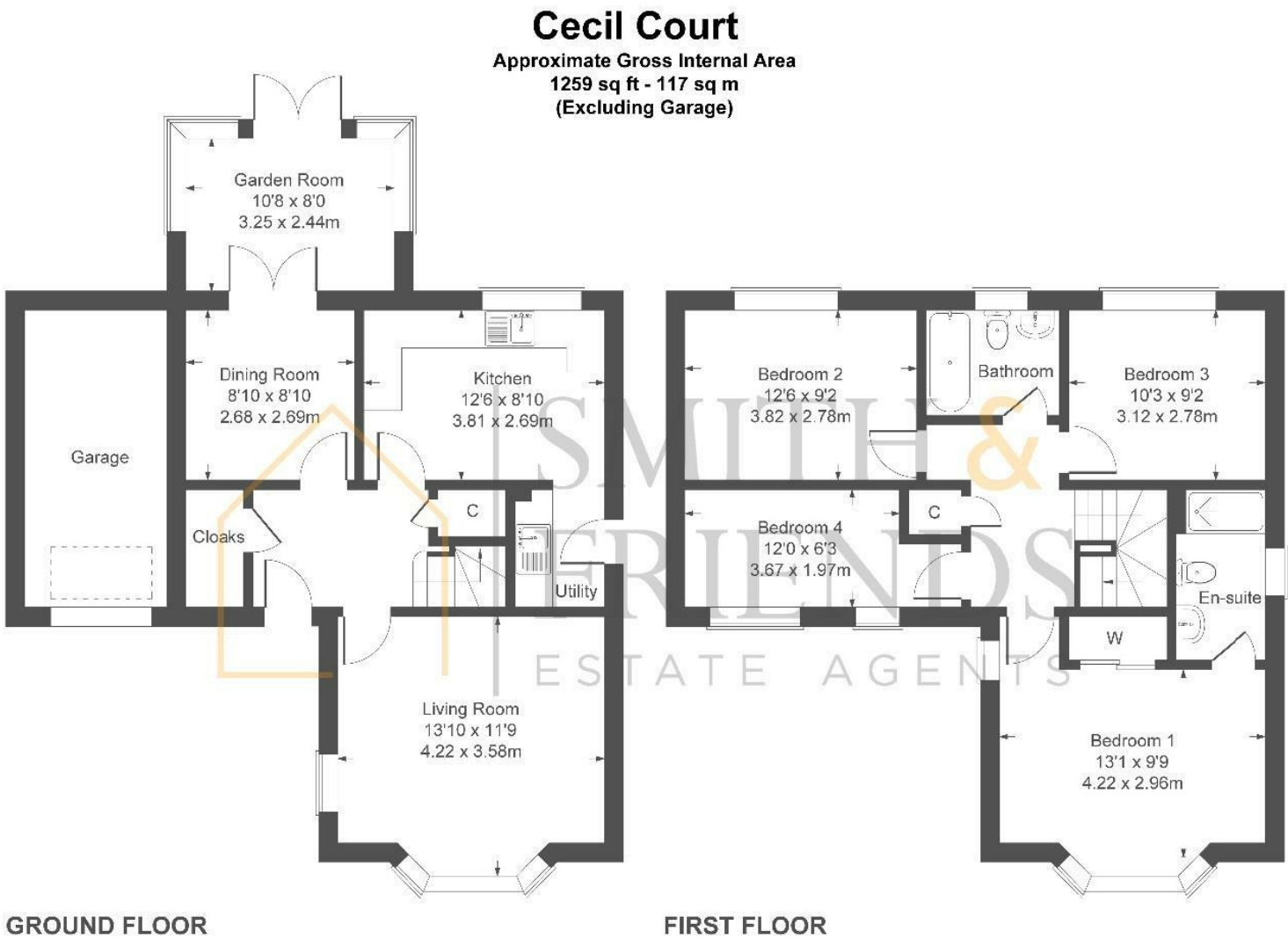
FAMILY BATHROOM

Fitted with a three piece white suite incorporating close coupled WC, pedestal wash hand basin and a panelled bath, tiled floor, half tiled walls, rear double glazed opaque uPVC window.

EXTERNALLY

Front and rear lawns, the rear garden is enclosed, double driveway leading to single integral garage.





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, 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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