



An impressive THREE BEDROOM semi-detached property occupying a pleasant position on Greenlea, in a popular part of Elwick Village. The home offers spacious accommodation enhanced by a garage conversion and generous conservatory. An ideal purchase for a family requirements, with a number of upgrades, including a modern kitchen, bathroom and guest WC. The garage conversion offers scope for those with a dependant relative to enjoy their own space with additional access door and kitchen area. Alternatively this can be used as an additional sitting room. Other pleasing features including glass staircase, gas central heating, uPVC double glazing, off street parking and low maintenance gardens.

An internal viewing comes recommended, with a layout which briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to the guest cloakroom/WC. The spacious through lounge/dining room links to the conservatory via patio doors. The kitchen gives access to the garage conversion with additional units and extends to approximately 24ft. The glass roof conservatory completes the ground floor. 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 four piece suite and chrome fittings. Externally are gardens which should prove to be low maintenance, with a double width driveway to the front.

Greenlea is located off North Lane, close to the Village Green. Elwick Village offers a semi-rural location with convenient access to and from the surrounding areas. **VIEWING RECOMMENDED. NO CHAIN.**

Greenlea, Hartlepool, TS27 3DY

3 Bedroom - House - Semi-Detached

£250,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, modern laminate flooring, uPVC double glazed internal door to the entrance hall, convector radiator.

ENTRANCE HALL

Fitted with modern laminate flooring, staircase to the first floor with stainless steel and glass balustrading, useful under stairs storage cupboard, coving to ceiling, convector radiator, double doors in to the lounge, access to:

GUEST WC

Fitted with a modern two piece white suite and chrome fittings comprising: inset wash hand basin with central mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, matching laminate flooring, tiling to splashback, convector radiator.

THROUGH LOUNGE/DINING ROOM

25'11 x 11'3 narrowing to 9'10 (7.90m x 3.43m narrowing to 3.00m)

Large uPVC double glazed bow window to the front aspect, modern laminate flooring, uPVC double glazed patio doors to the conservatory extension, modern feature fire surround with electric fire, coving to ceiling, three convector radiators.

KITCHEN

10' x 7'11 (3.05m x 2.41m)

Fitted with a modern range of cream gloss units to base and wall level with brushed stainless steel handles and complementing granite worktops with matching splashback incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric double oven with separate four ring touch hob and three speed extractor hood over, double pull-out fridge unit, three drawer base unit, down lighting to eye-level units, uPVC double glazed window in to the conservatory extension, attractive Karndean flooring, access to:

SITTING ROOM & ADDITIONAL KITCHEN/UTILITY AREA

24' x 10'5 (7.32m x 3.18m)

(Converted garage)

SITTING AREA

uPVC double glazed window to the front aspect, uPVC double glazed access door to the front, attractive Karndean flooring, inset spotlighting to the ceiling, modern vertical radiator.

KITCHEN/UTILITY AREA

Matching cream gloss units with recess for free standing fridge/freezer, worktop with inset single drainer stainless steel sink unit and mixer tap, tiling to splashback, matching Karndean flooring, inset spotlights to the ceiling, matching vertical radiator, uPVC double glazed window to the rear aspect, uPVC double glazed door in to the conservatory.

CONSERVATORY EXTENSION

20'10 x 9'7 (6.35m x 2.92m)

A generous conservatory extension offering ample seating and dining space, with uPVC double glazed patio doors to the rear garden, uPVC double glazed windows, glass panelled roof, lighting, sockets, modern laminate flooring, three convector radiators.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, two built-in storage cupboards, stainless steel and glass panelled stairs, coving to ceiling, hatch to loft space.

BEDROOM ONE

12'10 x 9' (3.91m x 2.74m)

Modern laminate flooring, built-in wardrobes with sliding doors, uPVC double glazed window to the rear aspect, inset spotlights to the ceiling, convector radiator.

BEDROOM TWO

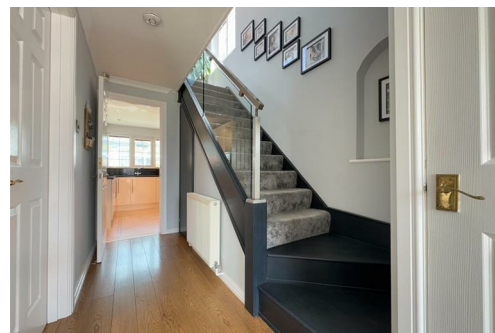
10'9 excluding wardrobes x 9'3 (3.28m excluding wardrobes x 2.82m)

Built-in wardrobes with sliding doors, uPVC double glazed bow window to the front aspect, modern laminate flooring, part panelled wall, radiator with cover included.

BEDROOM THREE

8'9 x 7'6 (2.67m x 2.29m)

Modern laminate flooring, uPVC double glazed bow window to the front aspect, convector radiator.



FAMILY BATHROOM/WC

9'10 x 7'10 (3.00m x 2.39m)

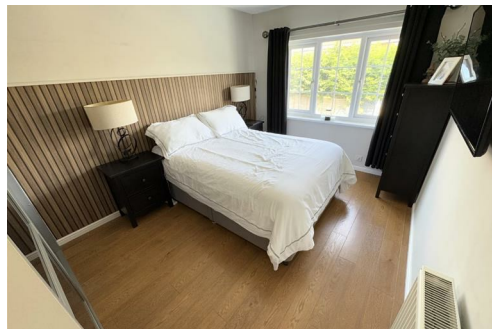
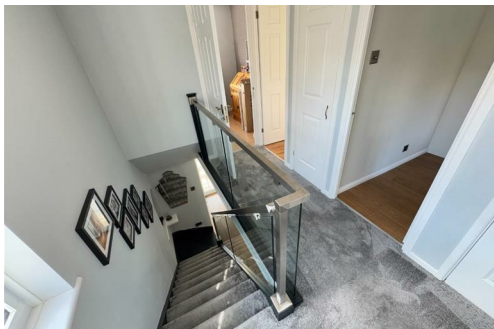
Fitted with a modern four piece suite and chrome fittings comprising: free standing bath with chrome pillar mixer tap and shower attachment, corner shower cubicle, inset wash hand basin with mixer tap and vanity cabinets below, concealed WC with matching back and vanity area above, attractive tiling to walls and flooring, panelling and inset spotlighting to the ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance, part lawned front garden, with a double width block paved driveway providing useful off street parking. The enclosed rear garden incorporates patio and lawned areas with seating area ideal for entertaining and fenced boundaries.

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.

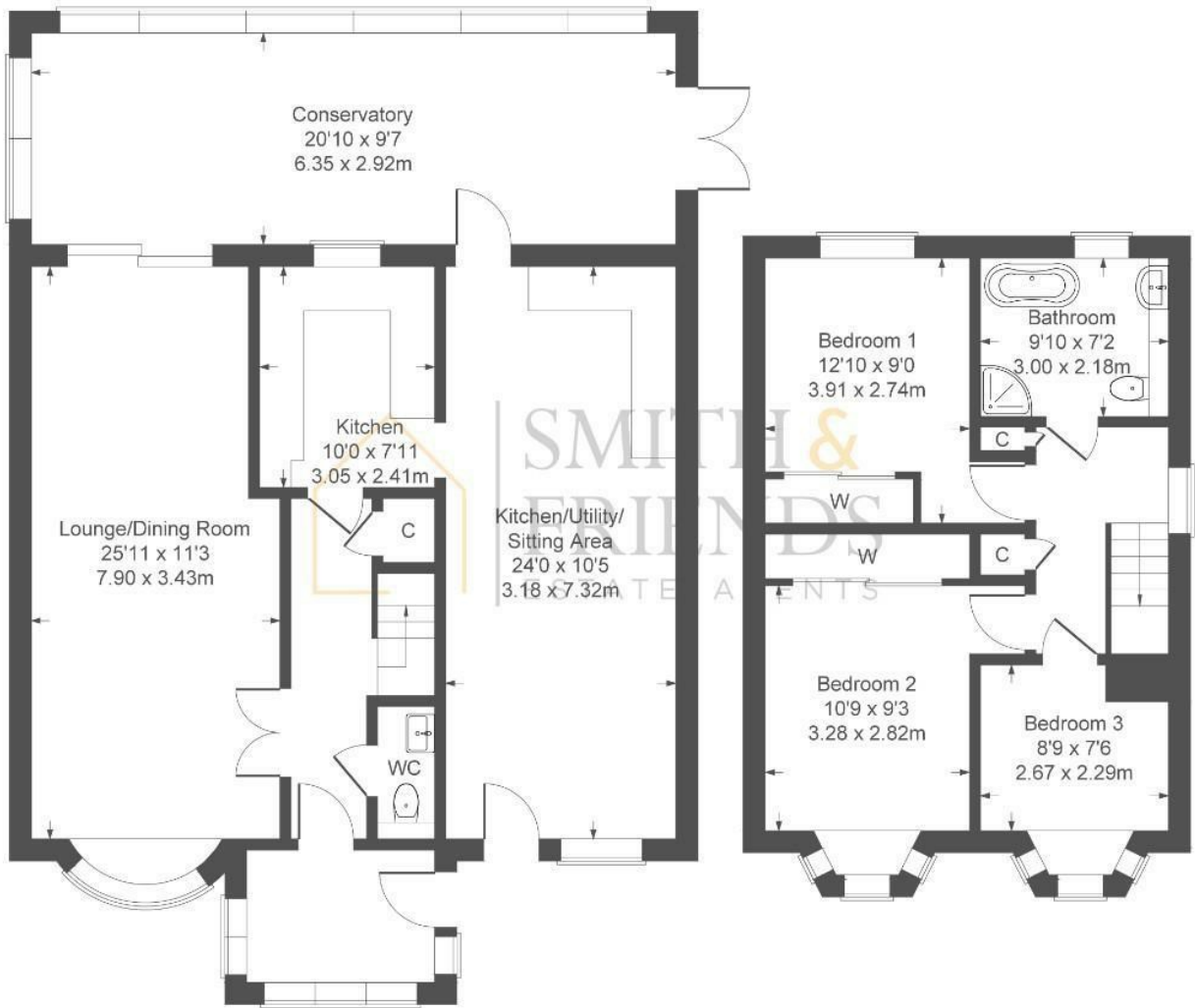




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Greenlea, Elwick

Approximate Gross Internal Area
1618 sq ft - 150 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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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