

Park Road, TS26 9JB
4 Bed - House - Mid Terrace
£175,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: B

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ESTATE AGENTS

Park Road
Hartlepool TS26 9JB

A spacious FOUR BEDROOM mid-terraced property, pleasantly positioned on Park Road with a generous SOUTH FACING REAR GARDEN. Ideally suited to family requirements, this versatile and well proportioned home offers two reception rooms, a spacious kitchen/diner and a separate utility room. Further benefits include gas central heating via a recently installed Baxi boiler and uPVC double glazing throughout.

An internal viewing comes recommended to fully appreciate the space and potential this property has to offer. The accommodation begins with an entrance vestibule leading into a generous hallway, providing access to both reception rooms and a staircase to the first floor. The spacious kitchen/diner offers ample room for dining and is fitted with a built-in oven, hob and extractor, whilst the adjoining utility room provides additional storage and space for freestanding appliances. To the first floor, a half landing provides access to the third bedroom and family bathroom, whilst the main landing leads to a further three well proportioned bedrooms, offering flexible accommodation to suit a variety of family needs.

Externally, the property features a low maintenance palisade frontage, whilst to the rear is a generous SOUTH FACING GARDEN with lawn and patio areas. Conveniently situated on Park Road, the property is within easy reach of Hartlepool Town Centre, local shops, schools, amenities and transport links. Offered for sale with NO FORWARD CHAIN, this family home presents an excellent opportunity for buyers seeking generous living space in a convenient location. VIEWING RECOMMENDED.















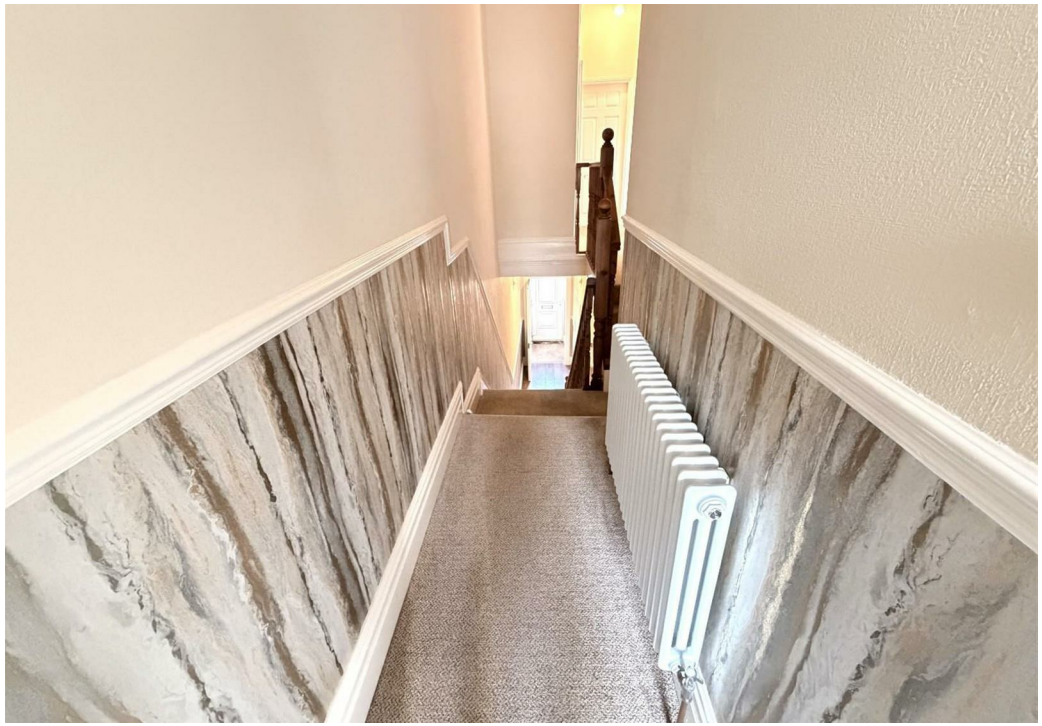



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GROUND FLOOR

ENTRANCE VESTIBULE
Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, fitted carpet, dado rail, high coved ceiling, glazed internal door with attractive stained glass central panel and etched glass fanlight above, giving access to the entrance hall.

ENTRANCE HALL
A deep entrance hall with attractive laminate flooring, spindled staircase to the first floor with newel post, dado rail, feature archway, upgraded 'column' style radiator.

FRONT LOUNGE
14'2 x 12'3 (4.32m x 3.73m)
A good size lounge with a large uPVC double glazed bay window to the front aspect, beautiful period fire surround with a tiled base and gas fire, attractive laminate flooring, high coved ceiling, double radiator.

REAR RECEPTION ROOM
10'7 x 15'11 (3.23m x 4.85m)
Feature fire surround with tiled back and 'marble' style base, free standing electric fire, attractive laminate flooring, deep coved ceiling, central ceiling rose, uPVC double glazed French doors to the rear garden, upgraded 'column' style radiator.

KITCHEN/DINER
9'3 x 21'4 (2.82m x 6.50m)
A good size kitchen/diner which is fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for fridge, space for additional appliances, two uPVC double glazed windows to the side aspect, laminate flooring, useful under stairs storage cupboard, double radiator.

UTILITY ROOM
9'6 x 9'10 (2.90m x 3.00m)
Fitted units to both base and wall level with contrasting work surface, space for free standing fridge/freezer, Baxi gas central heating boiler, uPVC double glazed door and window into the rear garden.

FIRST FLOOR

HALF LANDING
Upgraded 'column' style radiator, fitted carpet, dado rail, hatch to roof void, access to bedroom three and the family bathroom.

BEDROOM THREE
9'4 x 8' (2.84m x 2.44m)
uPVC double glazed window to the rear aspect, laminate flooring, convector radiator.

FAMILY BATHROOM/WC
5'10 x 10'5 (1.78m x 3.18m)
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, curved glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback and flooring, two uPVC double glazed windows, extractor fan, convector radiator.

MAIN LANDING
Built-in storage cupboard with hatch to loft space, fitted carpet, dado rail, access to a further three bedrooms.

BEDROOM ONE
13'9 x 12'5 (4.19m x 3.78m)
uPVC double glazed window overlooking the rear garden, laminate flooring, built-in storage cupboard to alcove, picture rail, radiator with cover included.

BEDROOM TWO
12'3 x 12'4 (3.73m x 3.76m)
uPVC double glazed window to the front aspect, laminate flooring, deep coving to ceiling, convector radiator.

BEDROOM FOUR
7'10 x 9'7 (2.39m x 2.92m)
uPVC double glazed window to the front aspect, laminate flooring, study/dressing area with fitted shelving above, convector radiator.

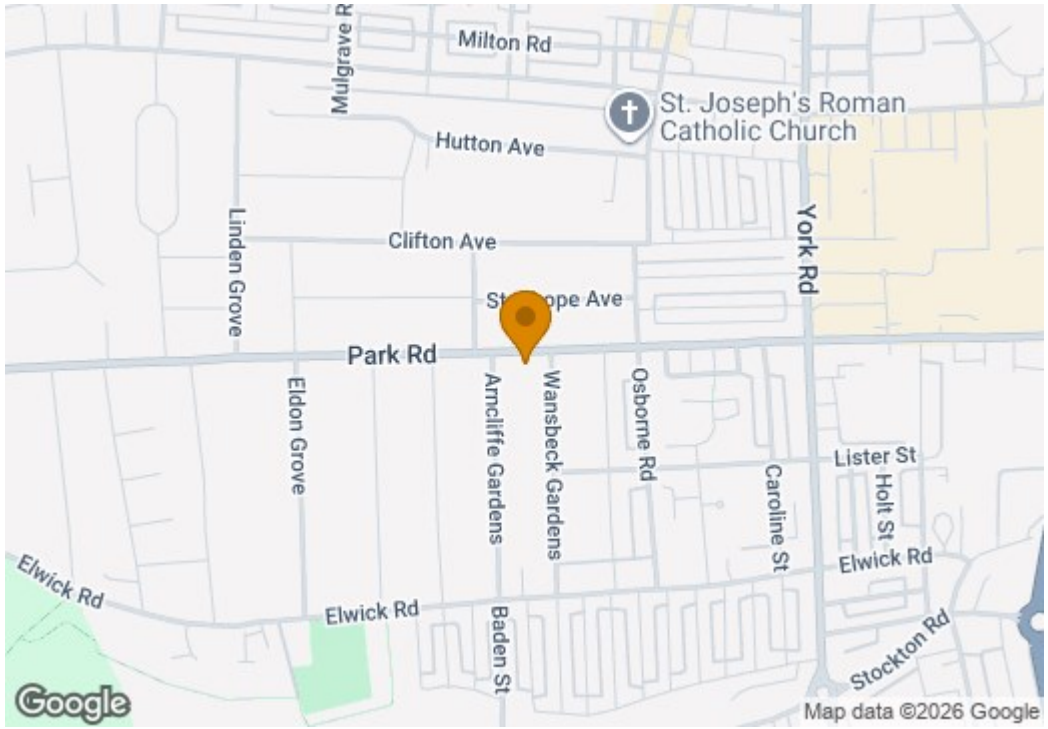
EXTERNALLY
The property features a low maintenance palisade to the front and a generous south facing rear garden with lawn and paved patio areas, with a part brick and part fenced boundary.

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.



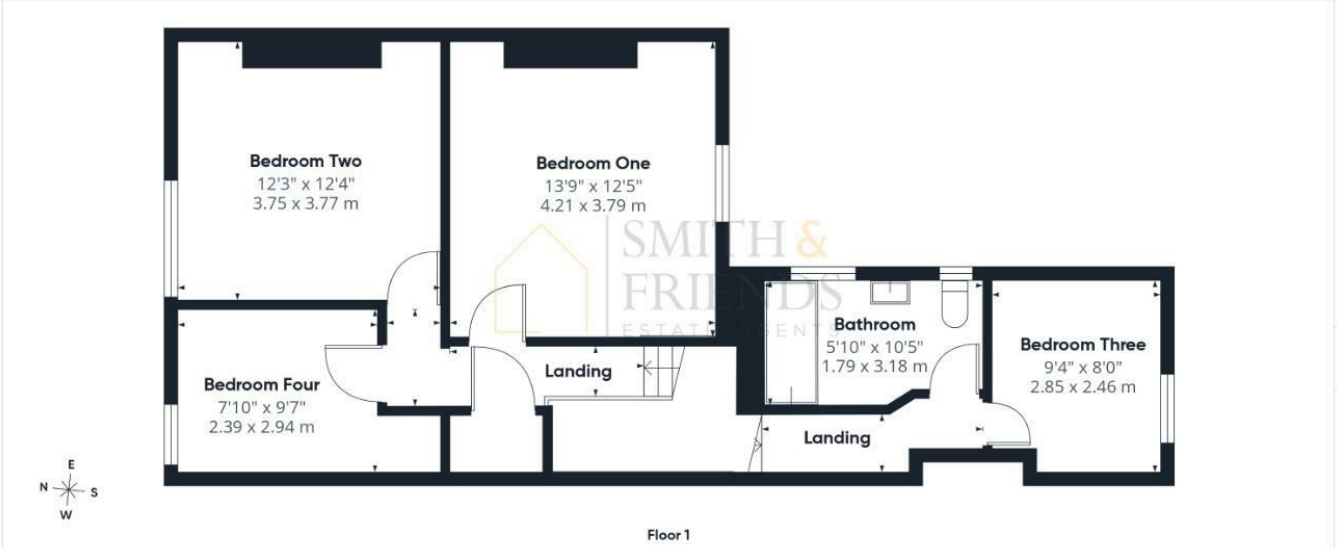





Milton Rd
Mulgrave R
St. Joseph's Roman Catholic Church
Hutton Ave
Linden Grove
Clifton Ave
York Rd
Park Rd
Eldon Grove
Arncliffe Gardens
Wansbeck Gardens
Osborne Rd
Caroline St
Lister St
Holt St
Elwick Rd
Elwick Rd
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Baden St
Stockton Rd
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Ground Floor



Floor 1

Approximate total area(1)

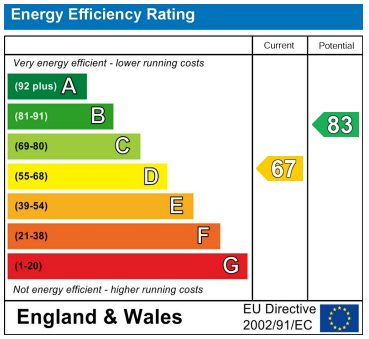
1363 ft²

126.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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