

Elwick Road  
Hartlepool  
TS26 9BB



good life   
sales & lettings

# Elwick Road

£95,000

## INTRODUCTION

### ENTRANCE HALL

Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, door leading off to reception room 1, door leading off to reception room 2, door to 3rd reception room or 4th bedroom.

### RECEPTION ROOM 1

A lovely light room with laminate wood-effect flooring, white uPVC double-glazed bay window with fitted radiator beneath, gorgeous feature fire surround in an oak finish with built-in coal-effect gas fire and granite hearth. This is a gorgeous room.

### RECEPTION ROOM 3/ BEDROOM 4 OR HOME OFFICE

Laminate wood-effect flooring, radiator, 2 white uPVC double-glazed windows, 1 front and 1 side facing. Built-in cupboard housing modern electric consumer unit. This room has versatile potential and would make a good 4th bedroom or home office or third reception room.

### RECEPTION ROOM 2

Laminate wood-effect flooring, radiator, side facing white uPVC double-glazed window, chimney breast with electric fire. Door leading off to breakfast kitchen. This is another lovely large reception room or dining room depending on the needs of the new owner.

### BREAKFASTING KITCHEN

Tiled flooring, white uPVC double-glazed door leading out to rear courtyard, white uPVC double-glazed window, extensive fitted kitchen with a range of wall and floor units in a cream finish with contrasting laminate wood-effect work surfaces including a breakfast bar with potential for seating either side. Space and plumbing for a washing machine, space and plumbing for a dishwasher, space tall fridge/freezer. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, Combi boiler. Archway leads to recess which provides additional storage space and also additional built-in cupboard. The kitchen is a well organised modern family space.

### FIRST FLOOR LANDING

Carpet flooring, radiator, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BEDROOM 1

Carpet flooring, radiator, 2 white uPVC double-glazed windows, side and rear facing. This is a good size double bedroom.

### BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a large double bedroom.

### BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is also a good size double bedroom.

### BATHROOM

Laminate wood-effect flooring, rear facing white uPVC double-glazed window with privacy glass. Large bathroom with sunken bath and chrome taps, separate shower cubicle with electric shower, white toilet with low level cistern, white sink with single pedestal and chrome taps. Built-in cupboard providing additional useful storage.

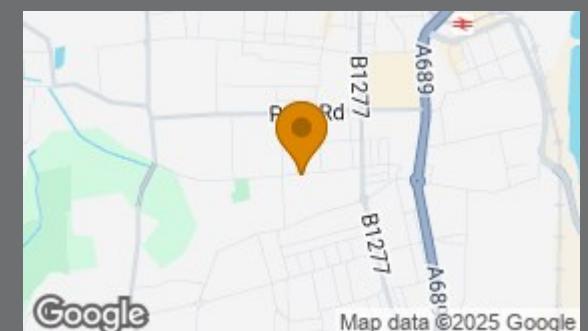
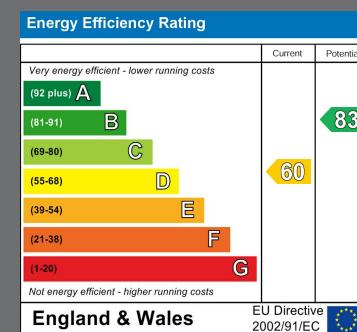
### EXTERNALLY

The property is double fronted and situated on a corner plot with low maintenance front garden.



Local Authority  
Hartlepool

Council Tax Band  
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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