



**Newark Road, Hartlepool TS25 2JX**

**welcome to**

## **Newark Road, Hartlepool**

Wow – this fantastic property truly ticks all the boxes for a wide range of buyers, particularly those seeking multi-generational living accommodation.

### **Entrance Hallway**

Entered via UPVC double glazed door, UPVC double glazed window panels on both sides, dado rail, stairs leading to first floor, radiator, door leading to lounge & kitchen, door leading to annex.

### **Lounge**

UPVC double glazed bow window to front, radiator, feature coal effect gas fire with brick surround, wood mantle, slate hearth, archway leading to dining room.

### **Dining Room**

UPVC double glazed window to rear, radiator, door leading to kitchen.

### **Kitchen**

UPVC double glazed window to rear, wall mounted baxi combi boiler, good range of base units with complementing working surfaces, plumbing and recess for washing machine, black 1 1/2 inset stainless steel bowl sink/ drainer with swan neck mixer tap, space for free standing fridge, space for free standing cooker with extractor over, door leading to under stairs storage cupboard, UPVC double glazed door to side.

### **Landing**

Stairs from hallway, UPVC double glazed window to side, loft hatch access, doors leading to all principle rooms.

### **Bedroom 1**

UPVC double glazed window to front, radiator, two door built in storage cupboard.

### **Bedroom 2**

UPVC double glazed window to rear, radiator, three door built in storage cupboards.

### **Bedroom 3**

UPVC double glazed window to front, radiator, part restricted floor space to bulkhead, built in storage cupboard over the bulkhead.

### **Family Bathroom**

UPVC double glazed window to rear, vinyl flooring, white vertical radiator, wash hand basin on vanity unit, corner bath with mixer tap, trident electric shower over, part tiled walls, extractor fan.

### **Separate Wc**

UPVC double glazed window to side, low level low flush WC, vinyl flooring.

### **Annex**

Door leading from hallway.

### **Bedroom 4/ lounge**

UPVC double glazed bow window to front, radiator, door leading to inner hallway.

### **Inner Hallway**

Radiator, doors leading to kitchen, bathroom and a built in storage cupboard.

### **Bathroom**

UPVC double glazed window to rear vinyl flooring, low level low flush WC, wash hand basin with mixer tap and splashbacks, P shaped bath with shower over, bathroom wall boarded walls, chrome heated towel rail.

### **Kitchen**

UPVC double glazed window to side, UPVC double glazed door to side, wall mounted baxi combi boiler, radiator, solid wood shaker style base units with wood chop working surfaces, Belfast style sink with



mixer tap, space for under counter fridge, extractor fan, UPVC double glazed door to side leading to rear garden.



### Externally

#### Front Garden

Fence enclosed front garden, low maintenance with stone bed borders and mature planting, patio walkway leading to front door, patio area, wooden gate giving access down to the side of the property into the rear garden.

#### Rear Garden

Attractive, landscaped, shaped lawned area with mature planted borders, fence enclosed, block paved patio area, outdoor tap, access to side of property via wooden gate, double wooden gates giving access to driveway.

#### Garage

Wood personnel door to side, UPVC double glazed window to rear, up and over door, power and lighting, outdoor sockets, electric car charger,



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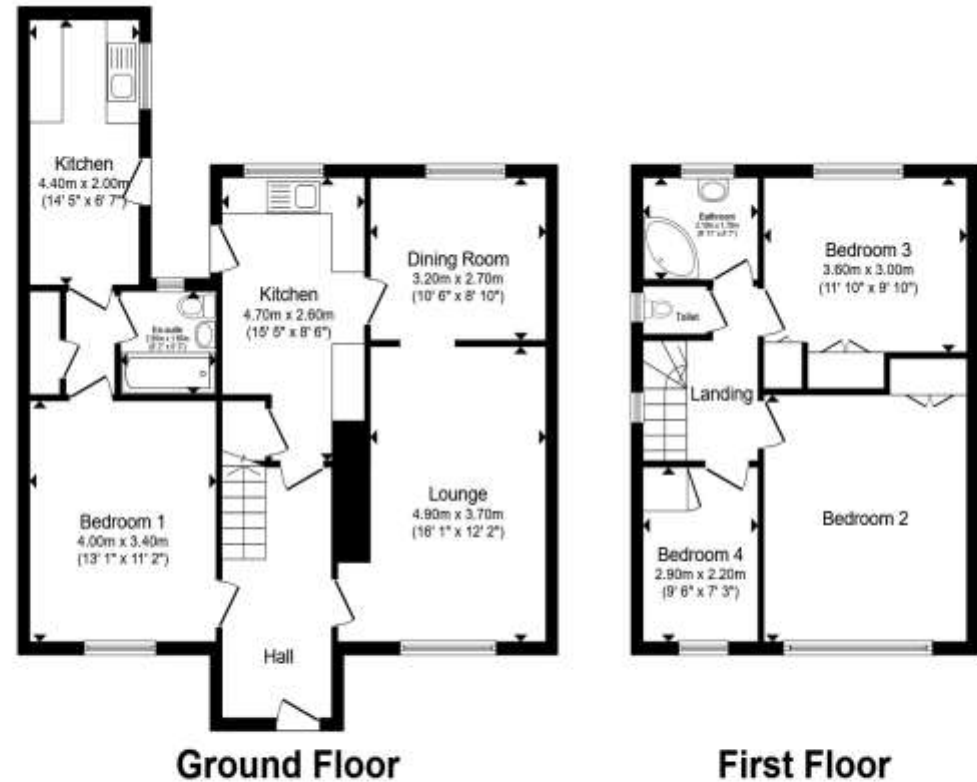
welcome to

## Newark Road, Hartlepool

- ANNEX WITH BEDROOM/ LOUNGE, KITCHEN AND BATHROOM
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

**£240,000**



Total floor area 122.7 m<sup>2</sup> (1,321 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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