



Park Road, Hartlepool TS26 9LW

welcome to

Park Road, Hartlepool

Welcome to this magnificent period property, proudly standing with wonderful curb appeal in a highly regarded residential location. Lovingly maintained and sympathetically enhanced by the current owners.

Entrance Vestibule

Entered via wooden double glazed door with stained glass window, Lincrusta wall panelling, dado rail, feature tiled flooring, coved cornicing, wooden door leading to entrance hallway.

Entrance Hallway

Solid wood flooring, dado rail, stairs leading to first floor, coved cornicing, radiator, door leading to lounge, door leading to reception room 2, under stairs storage cupboard.

Lounge

Decorative coved cornicing, picture rail, radiator, UPVC double glazed bay window to front, coal effect gas fire with decorative wood surround and granite hearth.

Reception Room 2

UPVC double glazed window to side, TV point, coved cornicing, ceiling rose, three quarter picture rail, radiator, feature coal gas fire with decorative surround and granite hearth, wooden single glazed door leading to conservatory with window panels on either side, serving hatch into kitchen.

Kitchen/Diner

Wood flooring, coved cornicing, radiator, serving hatch, UPVC double glazed french doors leading to conservatory, beautiful range of wood effect shaker style wall and base units with complimentary granite working surfaces and matching upstands, inset Belfast style sink with swan neck mixer tap and grooved drainer, composite stable double glazed door, UPVC double glazed window to side, space for range style cooker with black chimney style extractor over, integrated fridge, integrated freezer, integrated dishwasher, inset electric oven, inset microwave, door leading to large storage cupboard

housing wall mounted Potterton combination boiler, door leading to office.

Office

UPVC double glazed window to side, part coved cornicing, door leading to utility area.

Utility Area

Plumbing and recess for washing machine, space for tumble dryer, door leading to downstairs WC, tiled flooring.

Downstairs Wc

Low level low flush WC, wall mounted wash hand basin with tiled splashback, coved cornicing, extractor fan, tiled flooring.

Conservatory

UPVC construction built on dwarf wall, UPVC roof, wall lights, UPVC double glazed french doors to rear, laminate flooring.

Half Landing

Dado rail, UPVC double glazed window to side, radiator, door leading to family bathroom, bedroom 1 & built in storage cupboard, loft hatch access.

Bedroom 1

Decorative coved cornicing, dado rail, radiator, feature window seat with built in storage underneath, built in storage cupboard.

Family Bathroom

Decorative coved cornicing, spotlights, radiator, tiled flooring, UPVC double glazed window x2 to side, sumptuous 4 piece suite with corner shower cubicle, bathroom wall boards and hand held attachment, panel bath with central tap and bathroom wall board splashback, low level low flush WC, his and



hers vanity unit, sinks with built in storage, mixer taps.



Full Landing

Giving access to bedroom 2 & 3, stairs leading to top floor, dado rail.

Bedroom 2

UPVC double glazed window to rear, radiator, coved cornicing, ceiling rose, three quarter picture rail, solid wood flooring, double door built in storage cupboard.

Bedroom 3

UPVC double glazed bay window to front, coved cornicing, dado rail, door leading to dressing room, two door built in storage cupboard.

Dressing Room

UPVC double glazed bay window to front, built in open wardrobes.

Top Floor Landing

Velux skylight window to rear, radiator, dado rail, built in storage cupboard, door leading to bedrooms.

Bedroom 4

Velux skylight window to rear, UPVC double glazed window to side, radiator.

Bedroom 5

UPVC double glazed window to front, radiator, exposed ceiling beam.

Bedroom 6

Velux skylight window to front, built in storage in eaves.

Externally

Rear Garden

Beautiful natural sandstone patio area, shaped

artificial lawned area, landscaped with retaining wall with stone bed edging with mature planting, potting shed to rear, outdoor sockets.

Front Of Property

Beautifully maintained, landscaped, wall and wrought iron fencing with wrought iron gate, block paved walkway leading to front door, slate bed edging for ease of maintenance, extended driveway for 2 cars with double wrought iron gate leading to garage.

Garage

Roller shutter door, power and lighting, wooden personnel door leading to side.



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welcome to

Park Road, Hartlepool

- LANDSCAPED GARDENS
- SPREAD OVER 3 FLOORS
- RETAINS ORIGINAL FEATURES
- CONSERVATORY
- GARAGE & DRIVEWAY

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

£350,000



Total floor area 236.9 m² (2,550 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



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Property Ref:
HAR119546 - 0005

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