



**Thornhill Gardens, Hartlepool, TS26 0HX**

**welcome to**

## **Thornhill Gardens, Hartlepool**

This deceptively spacious, bay-fronted three-bedroom mid-terrace home offers impressive accommodation throughout and enjoys the added benefit of a large west-facing rear garden – perfect for those who appreciate outdoor space.

### **Ground Floor Entrance Lobby**

UPVC panelled entrance door with leaded Double Glazed insert, coved cornicing, dado rail, panelled inner door with etched glass inlay leading to;

### **Hallway**

Staircase to First Floor, coved cornicing, dado rail, radiator.

### **Front Reception**

13' 2" x 14' 2" into angled bay window ( 4.01m x 4.32m into angled bay window )

Delightful detailed 'period' style fire surround with tiled back panel, identical tiled hearth and inset 'living flame' coal effect gas fire, dado rail, picture rail, coved cornicing, TV point, boxed radiator.

### **Rear Reception Room**

13' 2" x 12' 5" ( 4.01m x 3.78m )

(plus recessed under stairs cloaks cupboard) delightful 'period' style timber fire surround with tiled back panel and identical tiled hearth, twin UPVC Double Glazed French doors leading to impressive sunny rear garden, dado rail, coved cornicing, radiator.

### **Breakfasting Kitchen**

21' 6" x 7' 4" ( 6.55m x 2.24m )

Excellent range of base and eye level cabinets in solid oak with ample roll top working surfaces and inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap, complimenting part tiled walls, extensive range of built in appliances comprising oven and 4 burner gas hob with hidden extractor hood above, fridge with matching panelled door and separate freezer with matching panelled door, plumbed for washing machine, DINING AREA; cupboard housing gas fired wall mounted central

heating boiler, UPVC Double Glazed door leading to garden, 2 radiators, coved cornicing.

### **First Floor Landing**

Window to rear, cupboard housing fixed ladder/staircase leading to Second Floor Attic Room with Velux Double Glazed window to rear elevation, range of built in eaves storage cupboards suitable for a wide variety of use, dado rail, coved cornicing.

### **Bedroom 1**

11' 6" x 11' 2" ( 3.51m x 3.40m )

(plus semi recessed double wardrobe with storage box above) dado rail, coved cornicing, radiator.

### **Bedroom 2**

11' 2" x 12' 5" ( 3.40m x 3.78m )

Built in double wardrobe with storage box above, coved cornicing, radiator.

### **Bedroom 3**

8' 1" x 6' 6" plus door recess ( 2.46m x 1.98m plus door recess )

Coved cornicing, radiator.

### **Bathroom/ Wc**

Well appointed and re fitted with a white suite comprising bath with shower over, vanity wash hand basin, close coupled low flush WC, chrome heated towel rail.



## Externally

### Impressive Rear Garden

Generous sized with predominantly westerly aspect, patio area, mostly laid to lawn, flower beds, mature shrubbery, gate leading to side.

### Front Garden



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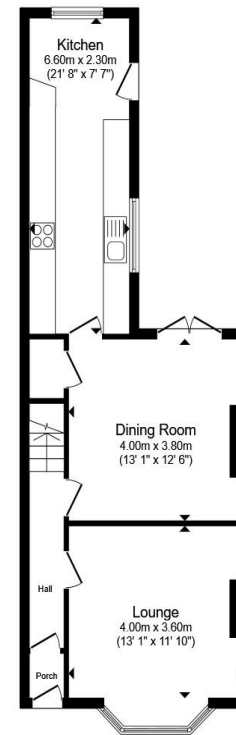
welcome to

## Thornhill Gardens, Hartlepool

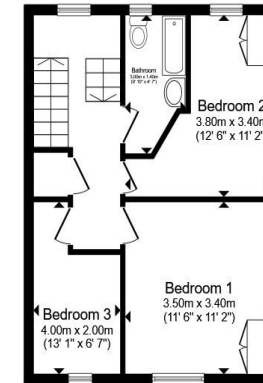
- 3 BEDROOMS
- WEST FACING REAR GARDEN
- 2 RECEPTION ROOMS
- ON STREET PARKING
- ATTIC ROOM

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

**£130,000**



**Ground Floor**



**First Floor**

Total floor area 94.6 m<sup>2</sup> (1,018 sq.ft.) approx

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