



John Howe Gardens, TS24 9NQ
3 Bed - House - Semi-Detached
£157,000

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John Howe Gardens TS24 9NQ

A stunning three bedroom semi-detached property offering significantly upgraded accommodation ideal for a first time buyer or young family. This immaculately presented home features a beautiful refitted kitchen and shower room, whilst further benefitting from a delightful conservatory/garden room extension. An internal viewing comes highly recommended, with further benefits including gas central heating, uPVC double glazing, large driveway, detached garage and impressive rear garden. The layout in brief comprises: entrance hall with stairs to the first floor and access to a delightful bay fronted lounge with attractive feature fire surround, gas fire and archway to the dining room which in turn leads to the kitchen and conservatory/garden room extension. The kitchen has been beautifully refitted with high gloss units and includes a range of integrated appliances. To the first floor are three bedrooms, with the master bedroom benefitting from a built-in double wardrobe, they are served by the modern refitted shower room, incorporating a three piece suite and chrome fittings. Externally is a low maintenance front garden with a recently block paved driveway providing ample off street parking, whilst leading to the detached garage with remote controlled roller door. The enclosed rear garden features lawn and patio areas ideal for entertaining.









ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with attractive laminate flooring, spindled staircase to the first floor with newel post, convector radiator, access to lounge and kitchen.

LOUNGE 16'4 into bay x 10'2 (4.98m into bay x 3.10m)

A pleasant family lounge with a large uPVC double glazed bay window to the front aspect, attractive feature fire surround with inset gas fire, fitted carpet, coving to ceiling, television point, radiator with cover included, archway to dining room.

DINING ROOM 9'5 x 8'1 (2.87m x 2.46m)

Ideally situated off the kitchen, whilst incorporating patio doors to the conservatory/garden room extension, fitted carpet, coving to ceiling, radiator with cover included.

CONSERVATORY/GARDEN ROOM 10' x 5'10 (3.05m x 1.78m)

A delightful uPVC double glazed conservatory/garden room extension allowing a pleasant transition between the home and garden via French doors, recently installed ceiling with inset spotlighting, wall mounted electric heater, power points.

KITCHEN 9'4 x 7'11 (2.84m x 2.41m)

Refitted with a beautiful range of cream gloss units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset ceramic sink unit with chrome mixer tap, built-in electric oven with separate microwave, four ring touch hob and clear glass splashback, integrated fridge and separate freezer, integrated washing machine, three drawer unit to base level, modern laminate flooring, uPVC double glazed window looking out to the rear garden, uPVC double glazed side access door, useful under stairs storage cupboard, convector radiator.

FIRST FLOOR: LANDING

uPVC double glazed window to the side aspect, useful storage cupboard, fitted carpet, hatch to insulated loft space.

BEDROOM 1 12'1 x 8'10 (3.68m x 2.69m)

A good sized master bedroom which benefits from a built-in double wardrobe, uPVC double glazed window to the front aspect, fitted carpet, coved ceiling, single radiator.

BEDROOM 2 9'9 x 9'1 (2.97m x 2.77m)

Currently used as a guest bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, coved ceiling, single radiator.

BEDROOM 3 9'3 x 7'2 (2.82m x 2.18m)

Currently used as a dressing room with uPVC double glazed window to the front aspect, fitted carpet, coved ceiling, convector radiator, storage cupboard with gas central heating boiler.

SHOWER ROOM 6'5 x 5'6 (1.96m x 1.68m)

Refitted with a beautiful three piece suite and chrome fittings comprising: corner shower cubicle, inset wash hand basin with chrome mixer tap and vanity units below, concealed WC with matching back and vanity area above, tiling and panelling to splashback areas, chrome heated towel radiator, uPVC double glazed window to the rear aspect.

OUTSIDE

The property features a low maintenance, part lawned open plan front garden with a block paved driveway providing ample off street parking, whilst leading to the detached garage. A gate to the side of the property leads through to the enclosed rear garden which benefits from a matching block paved patio area, walkway and additional corner patio area, lawn, planted borders and fenced boundaries.

GARAGE 18'2 x 9'3 (5.54m x 2.82m)

Accessed via a remote controlled roller door to the front, uPVC double glazed personal door from the rear garden, electric light, power points, overhead storage space.





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Approximate Gross Internal Area
1055 sq ft - 98 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
info@robinsonshartlepool.co.uk
www.robinsonsestateagents.co.uk

