



Queensland Road, TS25 1LY
2 Bed - Bungalow - Semi Detached
Offers In The Region Of £145,000

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**** EXTENDED ACCOMMODATION ** MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED **** A most impressive two bedroom semi detached bungalow which is offered for sale with NO UPPER CHAIN. The bungalow has been enlarged by a full width rear extension and has also been extended to the side. It also enjoys a pleasant position in Queensland Road benefitting from a private rear garden which has a westerly aspect. Features of the bungalow include gas central heating via a combination boiler, with radiators to all rooms, and it is uPVC double glazed throughout. The floor plan briefly comprises: entrance vestibule which leads to the 'L' shaped hallway. The spacious lounge has a feature fireplace and leads to the garden room extension. The large kitchen/breakfast room is fitted with modern units and includes a built-in four ring ceramic hob, electric oven and extractor, plus an integrated fridge and separate freezer. Both of the bedrooms are located to the front of the property and have fitted bedroom furniture. Bedroom two has the advantage of an en-suite shower room. To complete the accommodation is an enlarged bathroom/WC which has a white suite with an electric shower fitting over the bath. Externally are easily maintained gardens to front and rear, the front garden has a block paved area for off street car parking. Fitted carpets and blinds are included in the asking price.





ENTRANCE VESTIBULE

uPVC double glazed entrance door, part glazed door to:

'L' SHAPED HALLWAY

Hatch to loft space which is accessed via a 'slingsby' style ladder and gives access to a wall mounted Vaillant gas combination boiler (not inspected).

EXTENDED LOUNGE/GARDEN ROOM

27'2 x 11'6 into alcove, overall (8.28m x 3.51m into alcove, overall)

'Traditional' style fire surround with 'marble' hearth and upstand area, fitted 'coal' effect gas fire, skylight in rear extension, uPVC double glazed French doors to rear garden.

EXTENDED KITCHEN/BREAKFAST ROOM

17' plus door recess x 8'9 overall (5.18m plus door recess x 2.67m overall)

Fitted with an impressive range of cream base, wall and drawer units with 'butchers block' style working surfaces incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, built-in four ring ceramic hob with built-in electric oven below, canopy housing illuminated extractor fan above, integrated fridge and integrated freezer, space with plumbing for automatic washing machine (machine excluded), tiling to part walls, tiling to floor, built-in storage cupboard, uPVC double glazed door to side access.

BEDROOM 1 (front)

14'4 x 11'6 incl robe depth, overall (4.37m x 3.51m incl robe depth, overall)

Fitted wall to wall sliding wardrobes.

BEDROOM 2 (front)

10' x 8'10 overall (3.05m x 2.69m overall)

Fitted white bedroom furniture, sliding door to hall, opening to:

EN-SUITE SHOWER ROOM EXTENSION

9'11 x 4'1 overall (3.02m x 1.24m overall)

White double shower cubicle with electric shower fitting, attractive tiling to walls, non-slip flooring, extractor fan.

EXTENDED BATHROOM/WC

5'6 x 10'8 overall (1.68m x 3.25m overall)

Fitted with a three piece white suite comprising: panelled bath with electric shower fitting over, pedestal wash hand basin, close coupled WC, long vanity area with fitted drawers and cupboards below, superb tiling to walls, tiling to floor, extractor fan.

OUTSIDE

The property benefits from easily managed gardens to front and rear. The front garden has been attractively landscaped and has loose chippings which is enclosed by a brick boundary wall. A block paved area provides off street car parking for up to two cars. The enclosed rear garden has a patio and lawned area with mature borders containing a variety of shrubs and flora, gated access to side. The rear garden enjoys a high degree of privacy as it is not directly overlooked and has a westerly aspect.

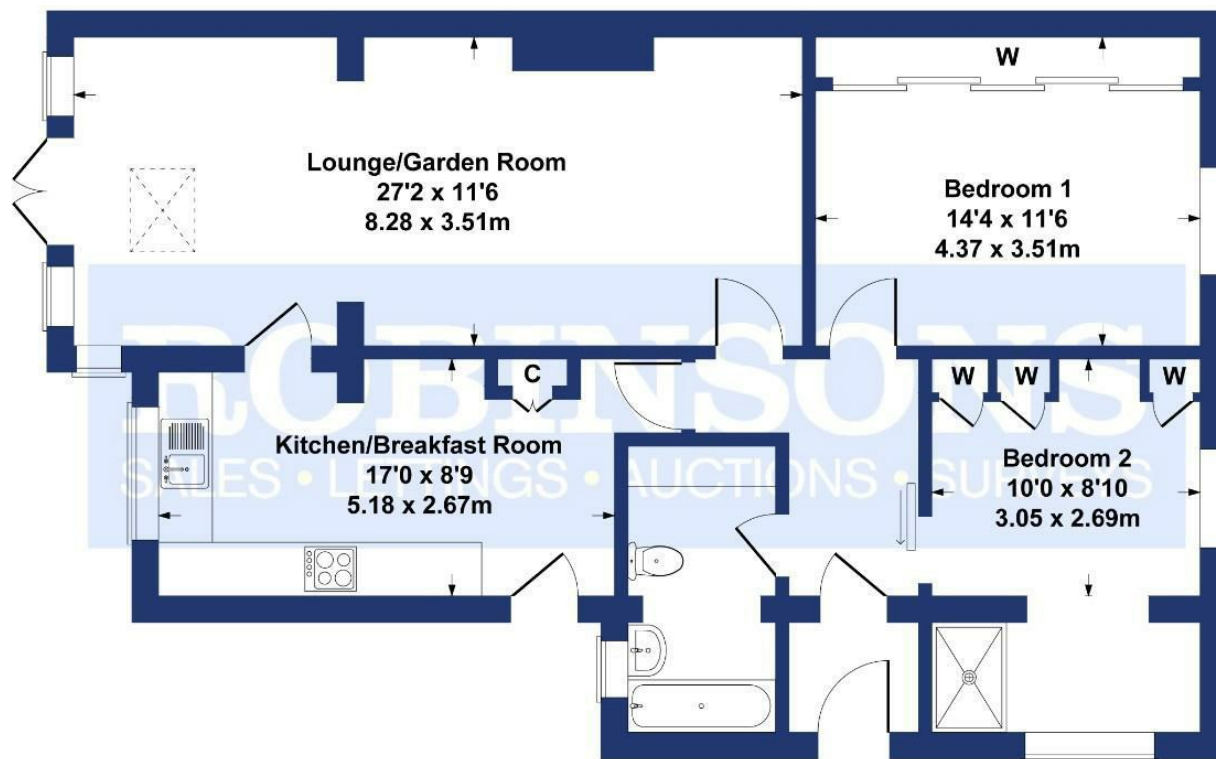




Queensland Road Hartlepool

Approximate Gross Internal Area

954 sq ft - 89 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.

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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