



**Eamont Gardens, Hartlepool TS26 9JE**

**welcome to**

**Eamont Gardens, Hartlepool**

Situated in a convenient location close to well-regarded schools, this three-bedroom terraced home presents an excellent opportunity for a variety of buyers, from first-time purchasers to those seeking a rewarding renovation project



### **Entrance Vestibule**

Entered via UPVC double glazed door into the entrance vestibule, radiator, coved cornicing, door leading to entrance hall.

### **Entrance Hallway**

Stairs to the first floor, radiator, dado rail, coved cornicing, doors leading to reception room 1, 2 and 3, understairs storage cupboard.

### **Lounge**

UPVC double bay window to front, radiator, electric fire with wood surround and hearth, decorative coved cornicing, ceiling rose.

### **Reception Room 2**

UPVC double glazed sliding doors to the rear, coved cornicing, radiator, ceiling fan and light.

### **Reception Room 3**

UPVC double glazed window to side, radiator, wall mounted valiant combi boiler, door leading into kitchen.

### **Kitchen**

Vinyl flooring, range of wall and base units with contrasting working surfaces and matching upstands, space for free standing cooker, space for free standing fridge, stainless steel sink/ drainer, plumbing and recess for washing machine, UPVC double glazed sliding doors to rear garden, concertina door gives access to downstairs wc.

### **Downstairs Wc**

Part tiled walls, low level low flush wc, vinyl flooring.

### **Half Landing**

Gives access to family bathroom.

### **Family Bathroom**

Well appointed with a 4 piece suite, vinyl flooring, UPVC double glazed window to the rear, corner shower cubicle with bathroom wall boarded walls with electric shower and hand held attachment, panel bath with mixer tap and telephone hand held

attachment, part tiled walls, low level low flush wc, wash hand basin, radiator, storage cupboard housing hot water tank.

### **Full Landing**

Gives access to remaining bedrooms, dado rail, coved cornicing, storage cupboard.

### **Bedroom 1**

UPVC double glazed window to front, radiator, coved cornicing.

### **Bedroom 2**

UPVC double glazed window to rear, radiator, built in storage in alcoves.

### **Bedroom 3**

UPVC double glazed window to front, radiator.

### **Rear Garden**

Wall and fence enclosed, patio area, lawn area, greenhouse.

### **Front Of Property**

Wall enclosed palisade, wrought iron gate gives access to front door with block paved walkway, on street parking.



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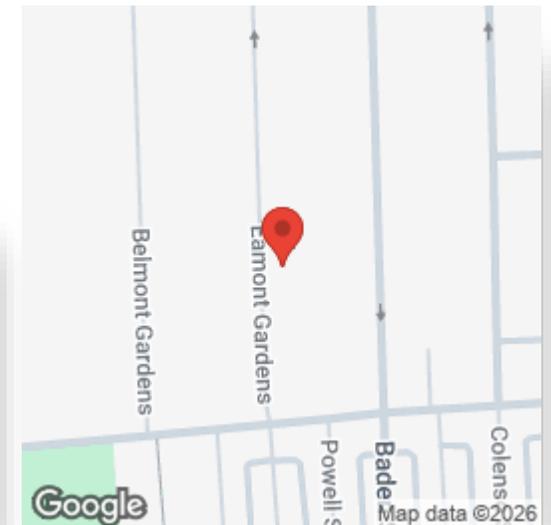
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## Eamont Gardens, Hartlepool

- SOUGHT AFTER SETTING
- GENEROUS ACCOMMODATION
- 3 WELL PROPORTIONED BEDROOMS
- GOOD SIZE REAR GARDEN
- SPACIOUS FAMILY BATHROOM

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

**£115,000**



Please note the marker reflects the postcode not the actual property

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