



Oakley Gardens, TS24 8QW
3 Bed - House - Mid Terrace
£75,000 Or Nearest Offer

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**** DOUBLE STOREY EXTENSION TO REAR ** MAKES AN IDEAL FAMILY HOME **** A well cared for three double bedroom mid terraced house which benefits from a west facing rear garden. It is located in a mature residential area which has local shopping facilities within strolling distance, with other amenities close by. Features include gas central heating via a replacement combination boiler, has uPVC double glazing and the roof covering has been renewed. This deceptively spacious home would make an ideal first purchase/suit young families and could also appeal to a landlord for the rental market. The floor plan briefly comprises: entrance vestibule with staircase to first floor, pleasant lounge which has a 'traditional' style fire surround with fitted 'coal' effect gas fire, full width separate dining room which has French doors leading to the rear garden and an archway leading to the well fitted kitchen which includes a built-in oven and hob, this in turn leads to a rear lobby and a bathroom/WC which has been fitted with a four piece white suite and has a bath and large separate shower cubicle. Located to the first floor are three double bedrooms. Externally is a forecourt to the front, whilst to the rear of the property is a good sized garden which has lawn and patio areas and enjoys a westerly aspect. Fitted carpets and blinds are included in the asking price. Internal viewing comes highly recommended.



GROUND FLOOR

ENTRANCE VESTIBULE

uPVC double glazed entrance door, staircase to first floor.

COMFORTABLE LOUNGE

15'7 into bay x 12'4 into alcove (4.75m into bay x 3.76m into alcove)

'Traditional' style fire surround with conglomerate marble hearth and upstand area, fitted 'coal' effect gas fire, part glazed sliding doors to:

SEPARATE DINING ROOM (rear)

7'4 x 15'7 overall (2.24m x 4.75m overall)

Under stairs storage cupboard, uPVC double glazed French doors to rear garden, archway to:

FITTED KITCHEN

11'11 x 7'8 overall (3.63m x 2.34m overall)

Well fitted with a range of base, wall and drawer units with 'oak' style working surfaces incorporating inset one and a half single drainer sink unit with mixer tap, built-in four ring gas hob with built-in electric oven below, space with plumbing for automatic washing machine, tiling to splashback, wall mounted Baxi gas combination boiler, tiling to splashback.

REAR LOBBY

uPVC double glazed door to rear garden.

BATHROOM/WC

6'11 x 7'2 overall (2.11m x 2.18m overall)

Fitted with a four piece white suite comprising: corner panelled bath, separate large shower cubicle with chrome mains shower fitting, pedestal wash hand basin, close coupled WC, attractive tiling to part walls.

FIRST FLOOR

LANDING

BEDROOM 1 (front)

10' x 14'4 into alcove, overall (3.05m x 4.37m into alcove, overall)

Built-in storage cupboard.

BEDROOM 2 (rear)

11'1 x 10'3 overall (3.38m x 3.12m overall)

EXTENDED BEDROOM 3 (rear)

13'2 x 6'9 overall (4.01m x 2.06m overall)

OUTSIDE

To the front of the property is a forecourt, whilst to the rear of the property is a good sized garden. It has been designed for ease of maintenance and has patio and lawned areas with mature flower borders with gated access to side. The garden also enjoys a westerly aspect and should be a sun trap in the summer months.

NB

The rear of the property can be obtained via a shared passageway.

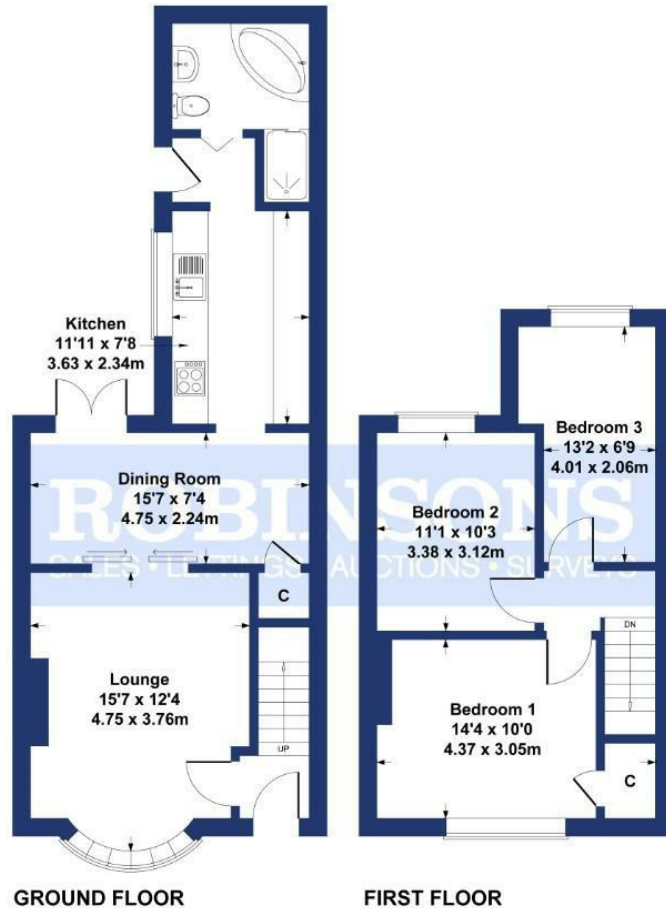






Oakley Gardens Hartlepool

Approximate Gross Internal Area
903 sq ft - 84 sq m



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
57	80	49	75
England & Wales		England & Wales	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.