



Eltringham Road, TS26 9QU  
3 Bed - House - Semi-Detached  
£154,950

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## Eltringham Road TS26 9QU

**\*\* A MOST IMPRESSIVE PROPERTY WHICH MUST BE VIEWED TO BE FULLY APPRECIATED \*\*** A mature three bedroom semi detached house which has a clever blend of traditional and modern features. It occupies a pleasant position in Eltringham Road and is not directly overlooked to the rear elevation. The home is within strolling distance to Middleton Grange Shopping Centre with local schools and Ward Jackson Park being a short distance away. Features include gas central heating via a new combination boiler which was fitted in April 2020 and comes with a ten year warranty and is double glazed (except one small window). This good sized property is ideal for the growing family and enjoys a light and airy layout. The floorplan briefly comprises: entrance porch, attractive entrance hall which has an impressive staircase, pleasant lounge which has a feature fireplace and enjoys plenty of natural light from its large bay window, separate dining room with French doors leading to the rear garden and a good sized kitchen/breakfast room which has been well fitted with modern cream 'high gloss' style units and includes a built-in oven, hob and extractor. Located to the first floor are three bedrooms, the two larger rooms having built-in wardrobes, and to complete the accommodation is a modern tiled bathroom/WC which has a white suite and has a chrome mains shower fitting over the bath. Externally, to the front of the property is an easily managed garden area, with a long driveway to the side of the property providing off street car parking. To the rear of the property is a mature garden which has lawn and patio areas with well established flowers and specimen trees. Fitted carpets are included in the asking price.



















## GROUND FLOOR ACCOMMODATION

### SINGLE GLAZED ENTRANCE PORCH

Double opening glazed doors, part double glazed door with coloured leaded lights. matching side screens and fanlight above to:

### ATTRACTIVE ENTRANCE HALL

Impressive staircase to first floor with detail balustrading and newel post, under stairs storage cupboard.

### PLEASANT LOUNGE (front)

13'10" into bay x 12'0" into alcove, overall (4.22m into bay x 3.66m into alcove, overall)

Large bay window giving plenty of natural light, feature fireplace with tiled hearth and upstand area, inset living flame gas fire.

### SEPARATE DINING ROOM (rear)

13'4 x 12' into alcove, overall (4.06m x 3.66m into alcove, overall)

Feature fireplace with marble hearth and upstand area, fitted 'coal' effect gas fire, French doors to rear garden.

### OUTSTANDING KITCHEN/BREAKFAST ROOM

18'10 x 7'9 overall (5.74m x 2.36m overall)

Well fitted with cream 'gloss' style 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 stainless steel four ring gas hob, built-in stainless steel electric oven below, canopy housing illuminated extractor fan above, space for appliances, plumbing for automatic washing machine (machines excluded), part glazed door to rear garden.

## FIRST FLOOR

### LANDING

Access to loft space which has a mostly boarded floor area.

### BEDROOM ONE (front)

14'5 into bay x 10'10 plus robe depth (overall (4.39m into bay x 3.30m plus robe depth (overall)

Built-in double wardrobe to both alcoves with matching storage cupboards above and to centre, large bay window creating a light and airy room.

### BEDROOM TWO (rear)

13'3 x 10'10 plus robe depth, overall (4.04m x 3.30m plus robe depth, overall)

Built-in double wardrobe to both alcoves with matching storage cupboards above and to centre.

### BEDROOM THREE (front)

7'10 x 7'6 overall (2.39m x 2.29m overall)

Wall mounted BAXI gas combination boiler which was fitted in April 2020 and comes with a ten year warranty.

### MODERN BATHROOM/WC

6'4 x 7'9 overall (1.93m x 2.36m overall)

Fitted with a three piece white suite, comprising: 'P' shaped panelled bath with chrome mains shower fitting over, centre mixer tap with shower attachment, fitted curved shower screen, pedestal wash hand basin, close coupled WC, superb tiling to walls and floor.

## OUTSIDE

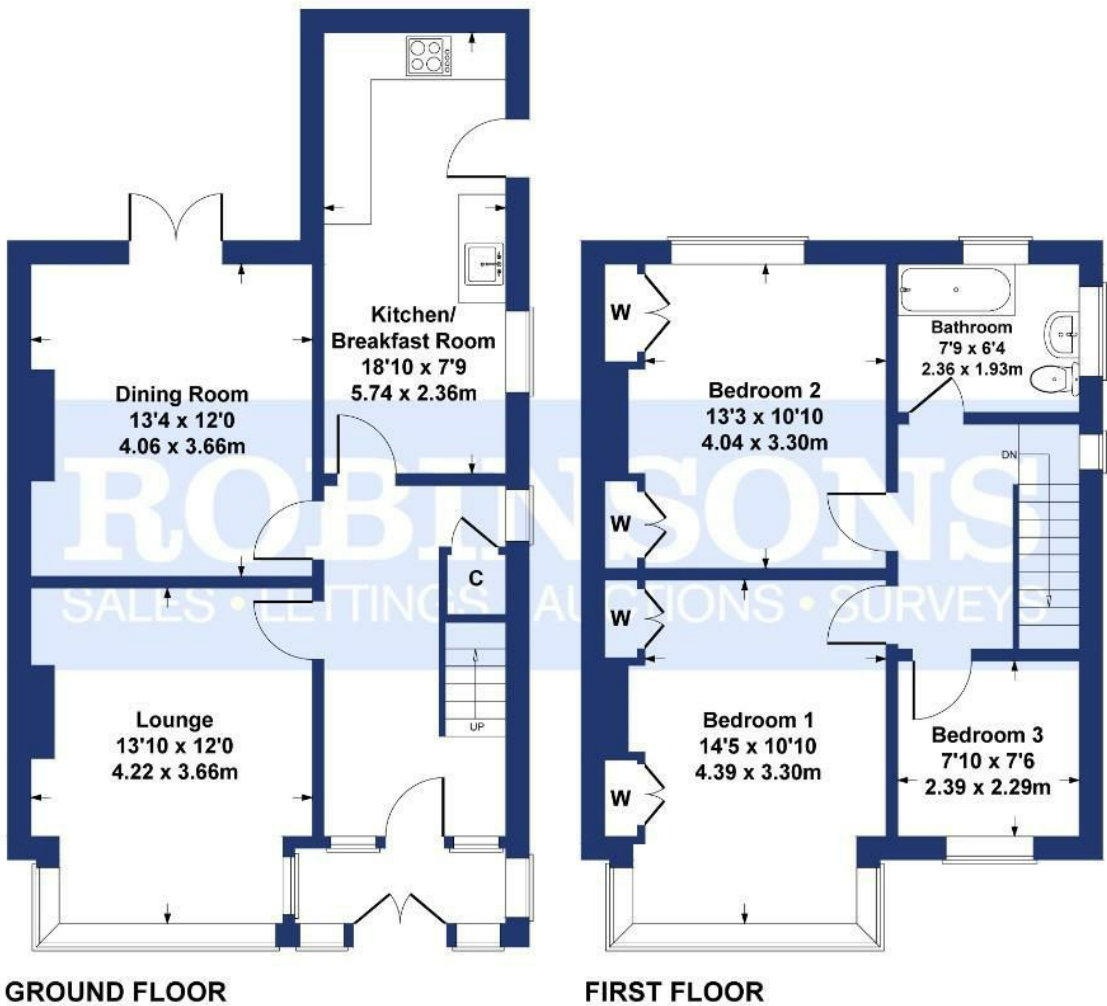
Externally, to the front of the property is an easily managed garden area with a long driveway to the side of the house providing off street car parking. The enclosed rear garden is not directly overlooked from the rear elevation and has patio and lawned areas, with well established flower borders and specimen trees, attached external brick store, storage shed.

## NB

A residents parking scheme is in operation.

Eltringham Road Hartlepool

Approximate Gross Internal Area  
1173 sq ft - 109 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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>54</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
Current		
Potential		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.





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