



## Elwick Road, Hartlepool

**Offers in the Region of £115,000**

**LARGE DOUBLE-FRONTED END OF TERRACE FAMILY HOME  
BELIEVED TO HAVE ORIGINALLY BEEN CONVERTED FROM A  
FORMER SHOP**

**3 RECEPTION ROOMS + KITCHEN ON GROUND FLOOR**

**SECURE REAR COURTYARD WITH SUNNY ASPECT & POTENTIAL**

**3 BEDROOMS ON FIRST FLOOR + LARGE BATHROOM**

**EPC RATING (to follow)**

**3RD RECEPTION COULD BE A GREAT HOME OFFICE OR 4TH  
BEDROOM**

LARGE DOUBLE-FRONTED END OF TERRACE FAMILY HOME BELIEVED TO HAVE ORIGINALLY BEEN CONVERTED FROM A FORMER SHOP - 3 BEDROOMS ON FIRST FLOOR + LARGE BATHROOM - 3 RECEPTION ROOMS + KITCHEN ON GROUND FLOOR - SECURE REAR COURTYARD WITH SUNNY ASPECT & POTENTIAL FOR VEHICLE PARKING - 3RD RECEPTION COULD BE A GREAT HOME OFFICE OR 4TH BEDROOM - ENTRANCES TO FRONT & SIDE - WELL PRESENTED & MODERNISED OFFERING A TERRIFIC COST-EFFECTIVE FAMILY HOME OR INVESTMENT OPPORTUNITY... Good Life Homes are delighted to bring to the market a great opportunity to acquire a unique and well presented spacious family home which was originally believed to be a shop many years ago and at some point converted into more traditional spacious family accommodation. Now benefitting from 3 reception rooms on the ground floor and a generous breakfasting kitchen, 3 double bedrooms and a spacious bathroom on the first floor and a lovely rear courtyard with sunny aspect to the rear. The property also offers some versatility with potential to use one of the 3 reception rooms as a home office or 4th bedroom if required. There's also modern electrics and gas central heating via a COMBI boiler plus uPVC double glazing. Viewing arrangements can be made by contacting our office. If you have a property to sell and would like a free no obligation valuation, please do not hesitate to call us. Our fixed fees start from just £995 on a no sale no fee basis and nothing to pay upfront!

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## ACCOMMODATION

### ENTRANCE HALL

Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, door leading off to reception room 1, door leading off to reception room 2, door to 3rd reception room or 4th bedroom.

### RECEPTION ROOM 1 12' 2" x 11' 0" (3.71m x 3.35m)

A lovely light room with laminate wood-effect flooring, white uPVC double-glazed bay window with fitted radiator beneath, gorgeous feature fire surround in an oak finish with built-in coal-effect gas fire and granite hearth. This is a gorgeous room.

### RECEPTION ROOM 3/ BEDROOM 4 OR HOME OFFICE 10' 0" x 7' 5" (3.05m x 2.26m)

Laminate wood-effect flooring, radiator, 2 white uPVC double-glazed windows, 1 front and 1 side facing. Built-in cupboard housing modern electric consumer unit. This room has versatile potential and would make a good 4th bedroom or home office or third reception room.

### RECEPTION ROOM 2 13' 1" x 11' 0" (3.98m x 3.35m)

Laminate wood-effect flooring, radiator, side facing white uPVC double-glazed window, chimney breast with electric fire. Door leading off to breakfast kitchen. This is another lovely large reception room or dining room depending on the needs of the new owner.

### BREAKFASTING KITCHEN 13' 0" x 11' 0" (3.96m x 3.35m)

Tiled flooring, white uPVC double-glazed door leading out to rear courtyard, white uPVC double-glazed window, extensive fitted kitchen with a range of wall and floor units in a cream finish with contrasting laminate wood-effect work surfaces including a breakfast bar with potential for seating either side. Space and plumbing for a washing machine, space and plumbing for a dishwasher, space tall fridge/freezer. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, Combi boiler. Archway leads to recess which provides additional storage space and also additional built-in cupboard. The kitchen is a well organised modern family space.

### FIRST FLOOR LANDING

Carpet flooring, radiator, 4 doors leading off, 3 to bedrooms and 1 to bathroom.



### BEDROOM 1 13' 4" x 11' 0" (4.06m x 3.35m)

Carpet flooring, radiator, 2 white uPVC double-glazed windows, side and rear facing. This is a good size double bedroom.

### BEDROOM 2 13' 1" x 11' 1" (3.98m x 3.38m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a large double bedroom.

### BEDROOM 3 10' 10" x 10' 0" (3.30m x 3.05m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is also a good size double bedroom.

### BATHROOM 10' 11" x 10' 0" (3.32m x 3.05m)

Laminate wood-effect flooring, rear facing white uPVC double-glazed window with privacy glass. Large bathroom with sunken bath and chrome taps, separate shower cubicle with electric shower, white toilet with low level cistern, white sink with single pedestal and chrome taps. Built-in cupboard providing additional useful storage.

### EXTERNALLY

The property is double fronted and situated on a corner plot with low maintenance front garden. Really lovely quite private courtyard to the rear with patio area, pedestrian gate to the rear and up and over garage door providing future potential for car parking, although, there is a garden shed which provides useful storage and occupies what would normally be a car parking spot. In back lane there is secure gated access on entry and exit for additional security and convenience.





