



### 3 bed semi-detached house to buy in TS27

Hillcrest Place, Hesleden, Hartlepool, Durham, TS27 4PN

# £110,000

 x 3  x 1  x 2

Tenure  
**Freehold**

### Property features

- ✓ Three bedrooms
- ✓ Recently fitted kitchen
- ✓ Recently installed windows and
- ✓ Semi detached property
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

NO CHAIN.... For sale is this charming semi-detached property nestled in the heart of Hesleden. This residential abode boasts three comfortably-sized bedrooms, providing ample space for a growing family or for accommodating guests.

The property features an open plan lounge/ dining room ideal for entertaining or for creating separate living and dining areas. The functional layout offers plenty of scope for you to bring your own vision to life in terms of interior design and decoration.

The house benefits from a well maintained and recently upgraded kitchen and bathroom, along with three good sized bedrooms.

Externally, the property benefits from an enclosed, low maintenance garden with artificial lawn, pebbled areas and a brick built shed for additional storage. There is also the added benefit of an unobstructed field to the front aspect.

To arrange your internal viewing, call our local office on: 0191 5183521.

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Gas

## Entrance Hallway

Via UPVC door to the front aspect, with laminate flooring, built in storage cupboard, staircase to the first floor and double panelled radiator.



## Living Room

6.49m x 2.96m (21'3" x 9'8")

Open plan lounge into dining room, with laminate flooring, TV point, two double panelled radiators.



## Additional View



## Dining Room

With a double glazed window to the rear aspect.



## Kitchen

3.50m x 2.89m (11'5" x 9'5")

The recently installed kitchen is fitted with a range of wall and base units, with roll top work surfaces. With one and a half sink and drainer unit, gas hob with electric oven and an over head extractor hood. With laminate flooring, double glazed window to the rear aspect and access to the utility area.



## Utility Room

With a double glazed window and UPVC door to the rear aspect. With laminate flooring and plumbed for a washing machine.



## First Floor Landing

With a double glazed window to the side aspect, carpeted flooring, built in storage cupboard and access to the loft.



## Bedroom One

*2.90m x 4.10m (9'6" x 13'5")*

With a double glazed window to the rear aspect, single panelled radiator and laminate flooring.



## Bedroom Two

*3.70m x 3.20m (12'1" x 10'5")*

With a double glazed window to the front aspect, carpeted flooring, built in storage cupboard and a single panelled radiator.



## Bedroom Three

*3.04m x 2.20m (9'11" x 7'2")*

With a double glazed window to the front aspect, double panelled radiator, built in storage cupboard and carpeted flooring.



## Family Bathroom

Recently upgraded bathroom fitted with a three piece suite. Comprising: low level WC, walk in shower and a wash hand basin. With tiled walls, radiator and double glazed window to the rear.



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## External

The property benefits from a grassed garden to the front aspect which overlooks an unobstructed field. The rear aspect offers a fully enclosed, well maintained garden area with artificial lawn, pebbled areas and a brick built shed for additional storage.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hillcrest Place, Hesleden, Hartlepool, Durham, TS27 4PN

Contact your local branch today for more information on this property:

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk**

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