



**Forfar Road, HARTLEPOOL, TS25 4DF**

**welcome to**

## **Forfar Road, HARTLEPOOL**

This beautifully presented two-bedroom end-terrace home has been significantly improved, upgraded, and extended in recent years to create deceptively spacious and versatile living accommodation.

### **Entrance Hall**

Composite door to front, staircase to first floor.

### **Lounge**

Window to front, patio doors to garden room, fire place, spotlights to ceiling.

### **Kitchen/ Dining Room**

Extensive range of wall and base units with contrasting working surfaces and complimenting splashback, inset stainless steel 1 1/2 sink/ drainer unit, built in oven, hob and hood, spotlights to ceiling, window to rear and side, radiator, door to side.

### **Garden Room**

Windows to side and rear, door to side accessing garden.

### **Landing**

Window to rear, loft access.

### **Bedroom 1**

Windows to front and rear, radiator, built in wardrobes.

### **Bedroom 2**

Window to side, radiator, built in cupboard, over stairs storage cupboard.

### **Bathroom**

Window to rear, pedestal wash hand basin, chrome heated towel rail, coved cornicing, bath with mixer tap and shower over.



## Externally

### Front Garden

Paved for ease of maintenance with additional parking, electric roller shutter door gives access to even more off street parking.

### Rear Garden

Patio and lawn area with fenced boundaries, large detached garage with french doors could be used/ converted into a home office or summerhouse.



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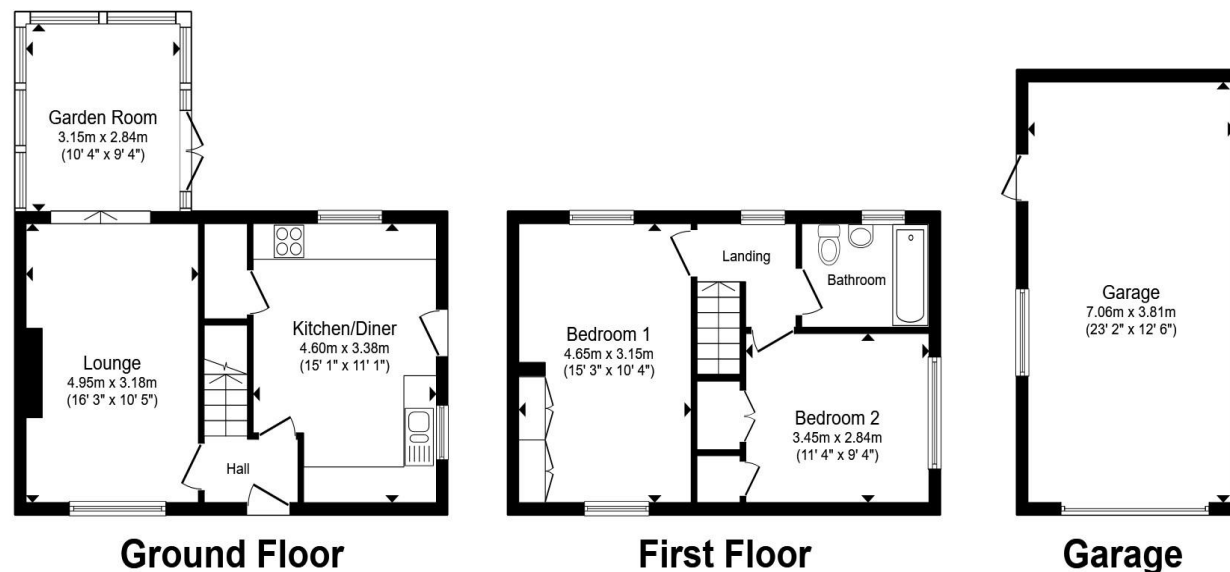
## Forfar Road, HARTLEPOOL

- EXTENDED
- GARDEN ROOM
- TWO BEDROOMS
- FRONT & REAR GARDENS
- DETACHED GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £115,000



Total floor area 107.3 m<sup>2</sup> (1,155 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
HAR120755 - 0003

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