



# Ron Greig



## Independent Valuation Surveyors and Estate Agents

Chadwick House, 127 York Road, Hartlepool, TS26 9DL | 01429 865544 | [www.rongreig.co.uk](http://www.rongreig.co.uk) | [sue@rongreig.co.uk](mailto:sue@rongreig.co.uk)

### 3 Bed House For Sale in Hartlepool The Crescent

Ref: S649

Price: £249,950  
SSTC



3



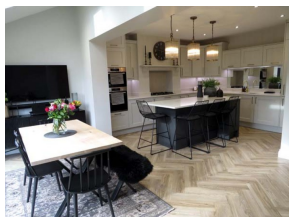
1

#### Property Features

Mode Type: For Sale  
Property Type: House  
Bathrooms: 1  
Bedrooms: 3  
Area: Hartlepool  
Town: Hartlepool

#### Advertised Since:

15th February 2024 by  
Hartlepool Office  
Agent Address: 'Chadwick  
House' 127 York Road,  
Hartlepool, TS26 9DL  
Agent Email:  
[hartlepool@rongreig.co.uk](mailto:hartlepool@rongreig.co.uk)



### About this property...

A full inspection is essential to appreciate this FABULOUS EXTENDED THREE BEDROOMED SEMI DETACHED PROPERTY for which no expense has been spared by the present owners to bring the property up to the highest of standards which is without doubt a credit to them. The property is situated in this much sought after area of town within walking distance of Ward Jackson Park and local schools making it ideal for family requirements. The excellent spacious well planned accommodation briefly comprises Entrance Hall. Delightful Lounge. Excellent Open Plan Family Room/Kitchen. Utility. Cloakroom/W.C. Three Bedrooms. Bathroom. Well laid out garden to rear. Drive to front providing off street parking and garage. The property is installed with gas central heating and uPVC double glazing.

Although every care is exercised to ensure that these particulars are accurate, no responsibility is accepted for any errors, inaccuracies or omissions, or for any time, trouble, or abortive expense incurred by applicants as a result thereof, and they do not constitute a collateral warranty or form any part of a contract.

Ron Greig is a practising name of Ron Greig Estates (Hartlepool) Limited. A company registered in England and Wales No. 9475757. Reg Office: Exchange Buildings, 66 Church Street, Hartlepool, TS24 7DN



# Ron Greig



## Independent Valuation Surveyors and Estate Agents

Chadwick House, 127 York Road, Hartlepool, TS26 9DL | 01429 865544 | [www.rongreig.co.uk](http://www.rongreig.co.uk) | [sue@rongreig.co.uk](mailto:sue@rongreig.co.uk)

### Property Rooms

#### Entrance Porch

with uPVC front doors



#### Entrance Hall

Measurements: 14'10" x 6'4"

LVT herringbone flooring and radiator



#### Entrance Hall



#### Delightful Lounge (to front)

Measurements: 15'4" into bay x 13'0"

stylish surround to fireplace with original coal burning fire grate and tiled hearth, coved ceiling and double panel radiator



**Fabulous Open Plan Family Room/Kitchen Overlooking Rear Garden**

**Measurements: 20'6" x 17'11"**

Bespoke range of units comprising base cupboard and drawer units with granite working surfaces, five ring stainless steel gas hob with extractor above, integrated double electric oven, stainless steel sink with swivel mixer tap, matching wall units, LVT herringbone flooring throughout, Bi-fold doors to rear garden, fitted shutters to windows and three radiators



**Family Room Kitchen**



**Family Room Kitchen**



**Family Room Kitchen**



**Utility**

**Measurements: 8'0" x 6'6"**

range of base units and matching wall units, heat resistant working surface, space and plumbing for washer and dryer, new gas central heating boiler installed early 2022, radiator and LVT herringbone flooring



**Cloakroom**

close coupled W.C., wash hand basin with mixer tap, radiator and LVT herringbone flooring

**First Floor**



Landing

with window to side and radiator



Bedroom No. 1

Measurements: 17'0" into bay x 11'1"

fitted wardrobes to alcoves, coved ceiling and radiator



Bedroom No. 1



Bedroom No. 2

Measurements: 11'6" x 9'9"

with fitted wardrobes coved ceiling, radiator and access hatch to roof space, fitted shutter to window



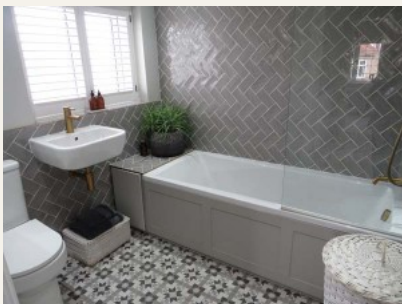
Bedroom No. 2



Bedroom No. 3




Measurements: 8'6" x 7'4"

with radiator



Bathroom

comprising bath with rain fall shower over, wash hand basin with mixer tap and low level W.C, fitted shutter to window

Outside	
Large Drive Providing Ample Off Street Parking	
	<p><b>Pleasant Sunny Rear Garden</b></p> <p>Well laid out garden t rear with separate gates, undercover parking for one car and GARAGE</p>
	<p><b>Rear Garden</b></p>
	<p><b>Rear</b></p>

**Viewing: By appointment through the agents.**

**Mortgages at Ron Greig**

- \*Professional advice to help you select the most suitable mortgage to meet your particular requirements and objectives
- \*Computerised mortgage sourcing systems giving access to both high street lenders and to broker specific special deals with ‘decisions in principle’ in minutes and Mortgage Certificates issued (subject to status)
- \*Fully managed mortgage tracking from submission of application right through to release of funds

Call **01429 865544** to arrange a free consultation at your convenience

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

The measurements provided in these particulars are for guidance purposes only, their accuracy is not guaranteed and if necessary they should be checked by the purchasers. 2. Ron Greig Limited or any member of this firm, do not give any warranty as to the condition of the property, fittings or installations, none of which have been tested for this purpose and for which it will be the responsibility of the purchaser to satisfy his/her own requirements. 3. Although we endeavour to provide accurate Sales Particulars, these must not be relied upon as statements or representations of fact, they do not constitute a collateral warranty of form any part of contract and the purchaser should verify that all information provided is correct before proceeding with a purchase.