



Having undergone a comprehensive refurbishment by the current owners, this extended three bed semi offers a generously proportioned layout spread over three floors. Boasting a stunning extended garden room area with glass roof, landscaped rear garden, modern kitchen and family bathroom. The versatile layout with a contemporary finish will appeal to a variety of potential buyers and in brief comprises of:-entrance hall, lounge leading to the modern fitted kitchen, which is open to the garden room. The ground floor is completed by a downstairs WC. The first floor has 2 double bedrooms and a newly fitted family bathroom. The top floor has master bedroom, walk in dressing area with bespoke fitted open plan wardrobes and a large en suite with skylight window. Externally to the rear is a landscaped rear garden with patio and lawned areas and to the front is laid to lawn. The single garage is to the front in a block of three with off street parking in front. The property is well positioned within this popular Seaton development, close to local amenities and commuter routes.

**Bedale Close, Hartlepool, TS25 1JH**

**3 Bed - House**

**£167,500**

**EPC Rating:**

**Council Tax Band:**

**Tenure:**



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# Bedale Close, Hartlepool, TS25 1JH



## GROUND FLOOR

### Entrance Hallway

### Lounge

14'10 x 14'10 (4.27m'3.05m x 4.27m'3.05m)

UPVC DG window to front aspect, and radiator

### Dining Kitchen

14'9 x 15'8 ( max) (4.27m'2.74m x 4.57m'2.44m ( max))

A range of modern "shaker style" wall, base and drawer units with complementary wood effect work tops, space for fridge freezer, built in electric oven, 4 ring gas hob with matching wood effect splashback and extractor over, stainless steel sink/drainer with mixer tap, plumbing for washing machine, plumbing for dishwasher, UPVC double glazed window leading to the rear aspect, laminate flooring, two radiators.

### Garden Room

8'9 x 6' (2.44m'2.74m x 1.83m')

Open to the kitchen, glass roof, UPVC double glazed window to the rear and UPVC double glazed door leading on to the rear garden.

### Downstairs Toilet

Pedestal wash hand basin with tiled splashback, low level low flush WC, radiator, extractor fan.

## FIRST FLOOR

### Landing

Stairs from Hallway, radiator, UPVC double glazed window to front aspect, airing cupboard.

### Bedroom

11'1 x 8'4 (3.35m'0.30m x 2.44m'1.22m)

UPVC DG window to rear, radiator.

### Bedroom

9'1 x 8'4 (2.74m'0.30m x 2.44m'1.22m)

UPVC DG window to front, radiator.

### Family Bathroom

White and chrome suite with panelled bath, low level WC pedestal wash hand with vanity storage. uPVC DG window to rear, radiator and extractor fan.

## SECOND FLOOR

### Landing

Stairs from first floor landing.

### Master Bedroom

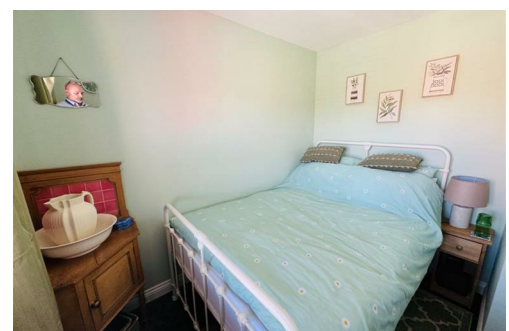
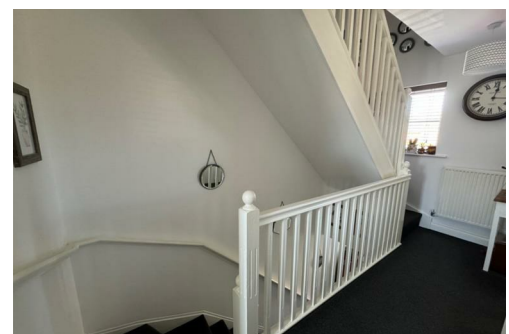
12'10 x 11'5 ( max) (3.66m'3.05m x 3.35m'1.52m ( max))

uPVC DG window to front, and radiator.

### Dressing Area

5'4 x 5'1 ( plus wardrobes) (1.52m'1.22m x 1.52m'0.30m ( plus wardrobes))

Built In wardrobes and radiator



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## Ensuite

Walk in shower cubicle with wall mounted thermostatic shower, pedestal wash hand basin low level WC, skylight window, radiator and extractor fan.

## Externally

Front Garden - mainly laid to lawn with well stocked border paved walkway leading to the front door.

South Facing Rear Garden - Recently landscaped with patio, lawned area with raised planters, fence enclosed with gate to side aspect for access.

Separate Garage - In separate block opposite the property, up and over door and space for parking in front.



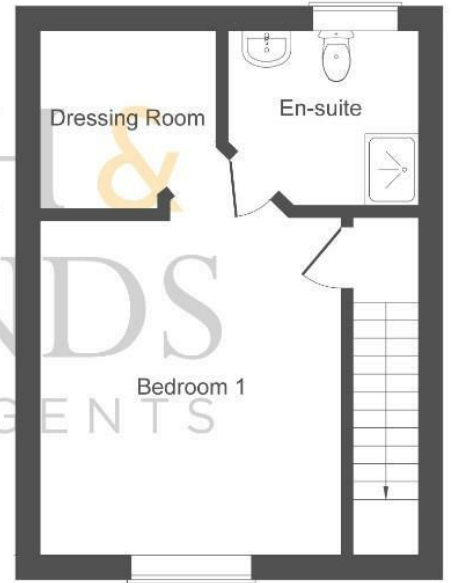
## Bedale Close



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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