

An impressive four bedroom detached residence occupying a pleasant position. This rarely available home offers spacious and well proportioned accommodation with features including gas central heating and uPVC double glazing. Other features include modern kitchen and bathroom, impressive refitted en-suite shower room, off street parking and spacious rear garden. Briefly comprising: entrance hall, downstairs toilet, lounge, separate dining room and modern kitchen including built-in oven, hob and extractor, plus integrated fridge/freezer; a part garage conversion now provides a useful utility room. To the first floor are four good sized bedrooms, the master with a refitted en-suite shower room/WC, plus a bathroom/WC fitted with a white suite. Externally is an open plan front garden, with a double length driveway providing off street parking and leading to the garage. To the rear is a generous size rear garden.

Barley Close, Hartlepool, TS26 0RN

4 Bed - House - Detached

£250,000

EPC Rating:

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Barley Close, Hartlepool, TS26 0RN



GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled door, staircase to first floor, radiator.

DOWNSTAIRS TOILET

Low level WC and wash hand basin; uPVC double glazed window to front, radiator.

LOUNGE

17'1 x 10'8 (5.21m x 3.25m)

uPVC double glazed bay window to front, radiator, double doors opening into the dining room.

DINING ROOM

10'8 x 9' (3.25m x 2.74m)

uPVC double glazed French doors opening onto the rear garden, radiator, door into the kitchen.

KITCHEN

15'10 x 9'5 (4.83m x 2.87m)

Fitted with a range of modern wall, base and drawer units with contrasting worktops and co-ordinated splashback tiling, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, integrated fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto the rear garden.

UTILITY (part garage conversion)

8'6 x 8'7 (2.59m x 2.62m)

Plumbing for washing machine and dryer.

FIRST FLOOR

BEDROOM 1

13'11 x 12'10 (4.24m x 3.91m)

uPVC double glazed window to front, radiator, built-in wardrobes.

EN-SUITE SHOWER ROOM/WC

Fitted with a white and chrome suite comprising of: corner shower cubicle with wall mounted thermostatic shower, wash hand basin with vanity storage, low level WC, heated chrome towel rail, uPVC double glazed window.

BEDROOM 2 (rear)

11'4 x 8'6 (3.45m x 2.59m)

uPVC double glazed window, radiator.

BEDROOM 3 (rear)

8'6 x 8'7 (2.59m x 2.62m)

uPVC double glazed window, radiator.

BEDROOM 4 (front)

10'4 x 8'6 (3.15m x 2.59m)

uPVC double glazed window, radiator.



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FAMILY BATHROOM/WC

Fitted with a white and chrome suite comprising: panelled bath with shower over and glass shower screen, wash hand basin with vanity storage, low level WC, co-ordinated tiled walls and flooring, heated chrome towel rail, uPVC double glazed window to rear.

EXTERNALLY

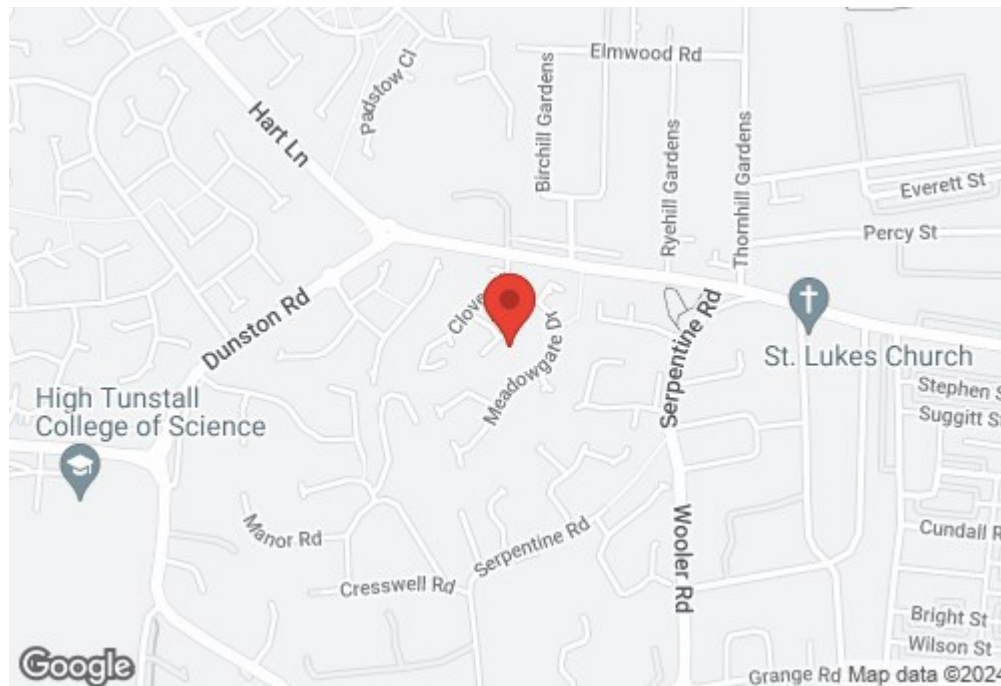
The enclosed rear garden is mainly laid to lawn with two decking areas. To the side is secure storage, whilst the front garden is open plan and laid to lawn, with double length driveway leading to the garage.

GARAGE (part converted)

Utility and secure storage.

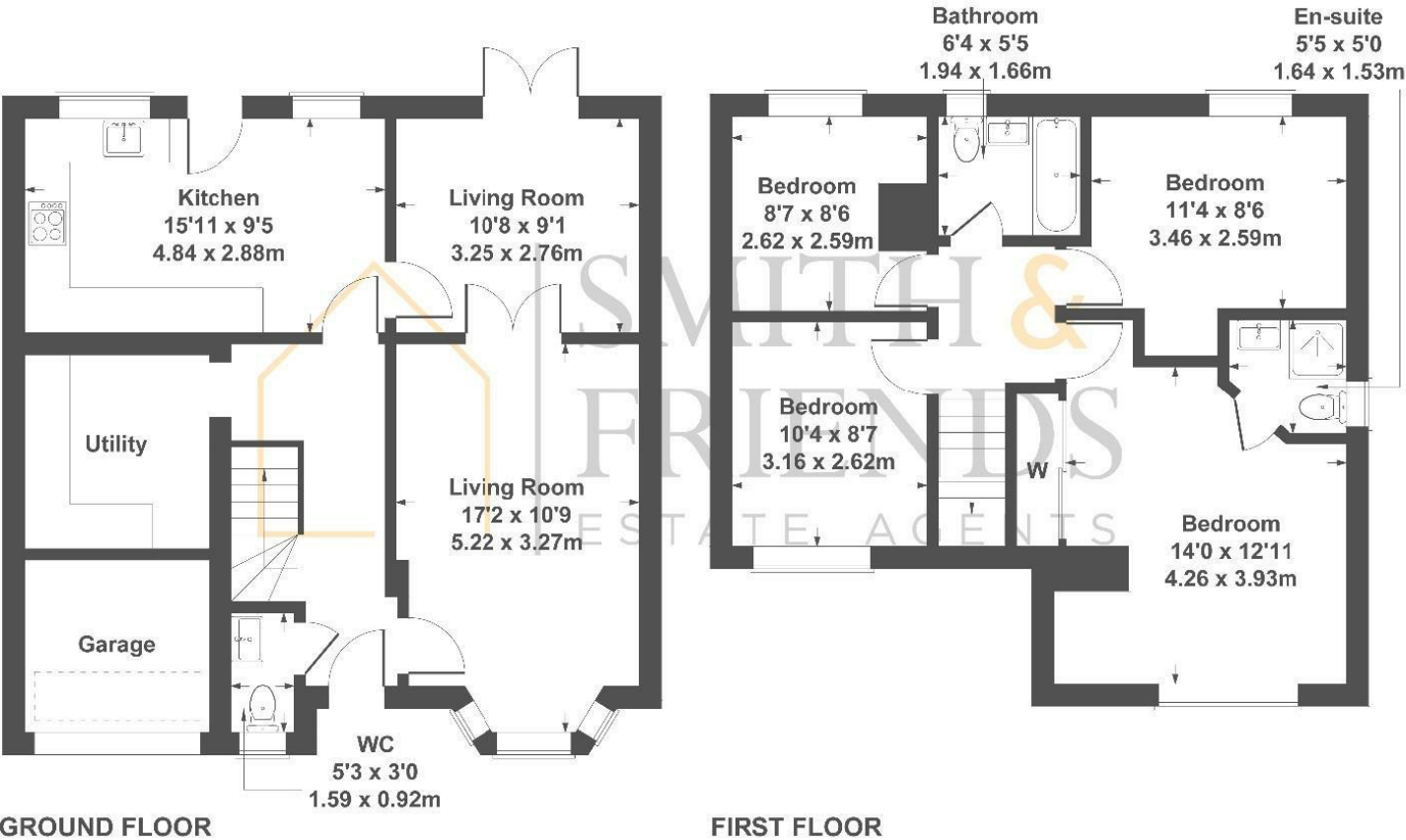
NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Barley Close

Approximate Gross Internal Area
1302 sq ft - 121 sq m



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		
England & Wales		EU Directive 2002/91/EC