



**Broomhill Gardens, TS26 0JP**  
**2 Bed - House - Semi-Detached**  
**£159,950**

**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: B**



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# Broomhill Gardens Hartlepool TS26 0JP

\*\*\* VIEWING RECOMMENDED \*\*\* A beautifully presented two (former three) bedroom semi-detached property occupying a pleasant position on Broomhill Gardens with the benefit of a generous rear garden and useful off street parking. The home offers deceptively spacious accommodation with TWO RECEPTION ROOMS, modern upgraded kitchen and impressive refitted bathroom. An ideal purchase for a first time buyer, young couple or those looking to downsize, with further benefits including gas central heating, uPVC double glazing and external beauty room. The full layout comprises: entrance with stairs to the first floor and access to the bay fronted lounge, the rear reception room is used as an additional sitting room and links to the kitchen which incorporates modern gloss units and a range of appliances. The side lobby with storage leads to a useful guest cloakroom/WC. To the first floor are two good size bedrooms, the master with fitted wardrobes, they are served by the bathroom which features a three piece white suite and chrome fittings. Externally is a low maintenance front garden, with a block paved driveway providing useful off street parking. An enclosed area to the side provides storage, whilst the generous rear garden includes a large decked patio area, lower lawn and useful beauty room with lighting and sockets. The rear garden offers an ideal place for entertaining family and friends.



















## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, uPVC double glazed side screen, 'laminated' style vinyl flooring, stairs to the first floor with fitted carpet, radiator with cover included.

### FRONT LOUNGE

15'2 into bay x 12'3 (4.62m into bay x 3.73m )

A good sized lounge with uPVC double glazed curved bay window to the front aspect, fitted carpet, coving to ceiling, double radiator.

### REAR RECEPTION ROOM

12'7 x 7'6 (3.84m x 2.29m )

Offering a variety of uses with easy access into the kitchen, modern laminate flooring, panelling to wall, uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.

### SIDE LOBBY

uPVC double glazed door to the side, useful storage cupboard, access to:

### GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome mixer tap and tiled splashback, low level WC, uPVC double glazed window to the side aspect, single radiator.

### KITCHEN

12'2 x 8'2 (3.71m x 2.49m )

Featuring a modern range of cream gloss units to base and wall level with brushed stainless steel handles and complementing work surfaces with matching splashback, incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with integrated microwave above, separate four ring touch hob with modern extractor over, attractive cream 'brick' style tiling to splashback, integrated dishwasher, recess with wine cooler included, concealed space for fridge/freezer and washing machine, 'marble' style tiled flooring, inset spotlights to ceiling, uPVC double glazed window to the side aspect.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space.

## BEDROOM ONE

13'2 into bay x 10'3 excluding wardrobes (4.01m into bay x 3.12m excluding wardrobes )

A good size master bedroom with wall to wall fitted wardrobes, uPVC curved bay window to the front aspect with window seat, fitted carpet, panelled feature wall, radiator, useful over stairs storage cupboard with additional uPVC double glazed window to the front.

## BEDROOM TWO

10'2 x 8'4 (3.10m x 2.54m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

## BATHROOM/WC

6'10 x 6'9 (2.08m x 2.06m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and mains shower over with separate attachment, pedestal wash hand basin with chrome mixer tap, low level WC, vanity area and large vanity mirror above, attractive tiled splashback and flooring, uPVC double glazed window to the rear aspect, inset spotlights to ceiling, extractor fan, modern towel radiator.

## EXTERNALLY

Low maintenance part lawned front garden with brick boundary wall and double wrought iron gates which open to a block paved driveway, allowing useful off street parking. A gate to the side leads through to a useful storage area, whilst the generous rear garden includes a large decked patio, raised planters, lower lawn, pebbled areas, fenced boundaries and external beauty room/summerhouse.

## BEAUTY ROOM/SUMMERHOUSE

9'4 x 7'6 (2.84m x 2.29m)

Accessed via glazed French doors with matching side screens, lighting and sockets. Ideal for use as a home work space, summerhouse, gym or bar.

## 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.



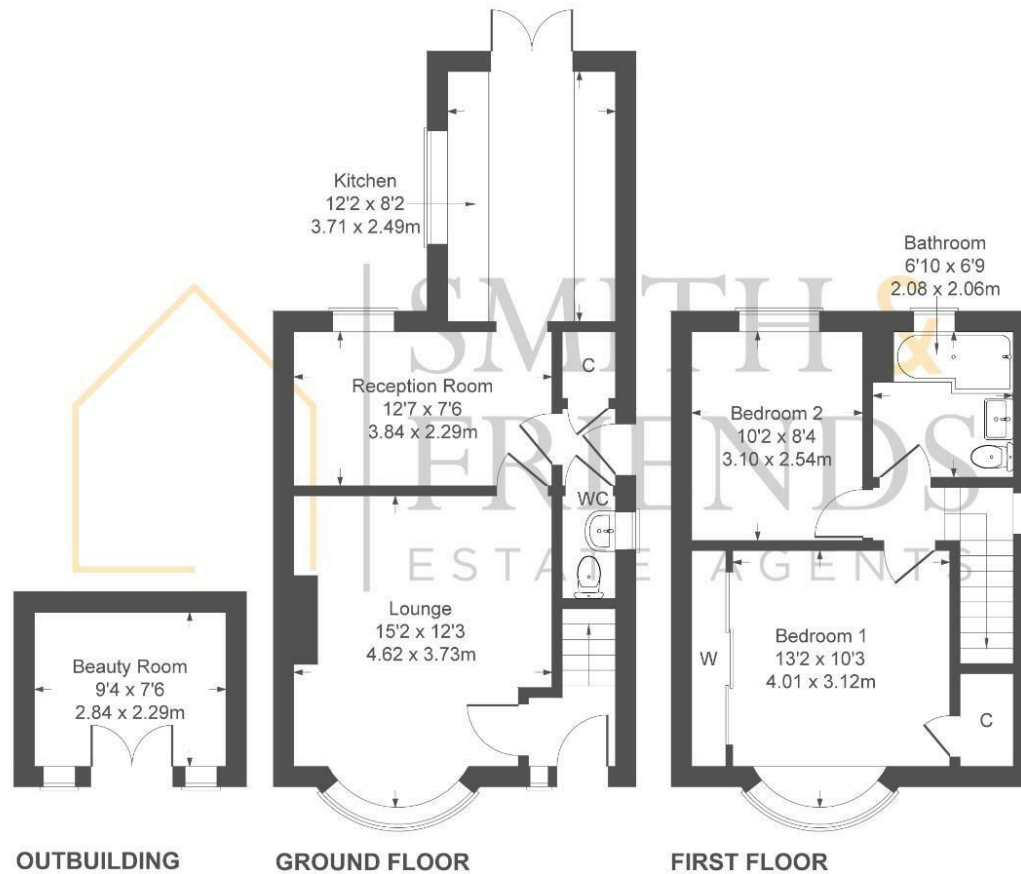






## Broomhill Gardens

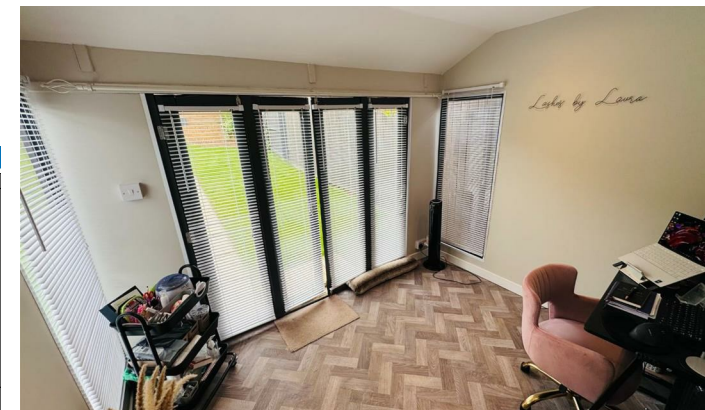
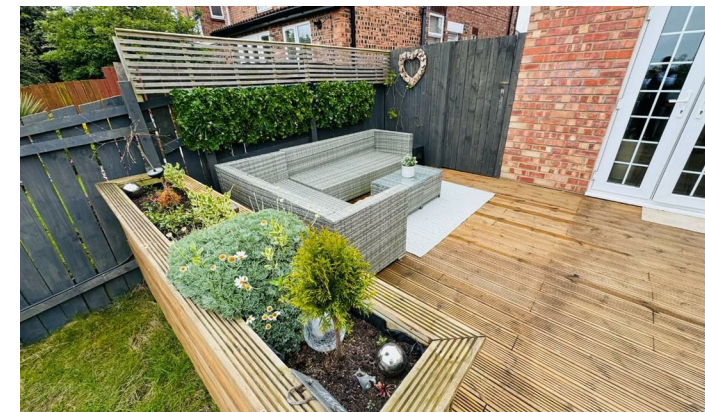
Approximate Gross Internal Area  
856 sq ft - 80 sq m



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



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