

*** NO CHAIN INVOLVED *** A deceptively spacious THREE BEDROOM semi-detached property located on Milbank Close in a popular part of Hart Village. The home offer extended accommodation in need of upgrading and comes with an internal viewing recommended to appreciate the potential on offer. An ideal first time purchase with gas central heating, part wood double glazing and part uPVC double glazing. The full layout comprises; entrance porch through to the entrance hall with double doors into the lounge which features an archway into the dining room, linking to both the kitchen and conservatory. To the first floor are two bedrooms and the bathroom with the original third bedroom now offering potential study space with stairs up to the converted loft/bedroom. Externally is part lawned front garden with a paved driveway providing useful off street parking. Double timber gates open to a further paved area in front of the garage. The rear garden should prove to be low maintenance, being predominantly paved. Hart Village is well located for easy access to Hartlepool and the surrounding areas.

Milbank Close, Hartlepool, TS27 3BT

3 Bed - House - Semi-Detached

£140,000

EPC Rating:

Council Tax Band: C

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

Milbank Close, Hartlepool, TS27 3BT



GROUND FLOOR

ENTRANCE PORCH

5'2 x 3'2 (1.57m x 0.97m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, glazed internal door to the hall.

ENTRANCE HALL

Double doors into the lounge, stairs to the first floor, double glazed window to the side, single radiator.

LOUNGE

13'5 x 12'6 (4.09m x 3.81m)

Two double glazed windows to the front aspect, fire surround with gas fire, storage cupboard, dado rail, coving to ceiling, single radiator, archway to;

DINING ROOM

10'4 x 8'2 (3.15m x 2.49m)

Linking to the kitchen and featuring patio doors to the conservatory, dado rail, coving to ceiling, single radiator.

CONSERVATORY

12'5 x 7'5 (3.78m x 2.26m)

uPVC double glazed with French doors to the rear garden, tiled flooring, fan light, single radiator.

KITCHEN

14'4 x 7'2 (4.37m x 2.18m)

Fitted with a range of units to base and wall level with roll top work surfaces, incorporating an inset one and a half bowl single drainer sink unit with mixer tap, double oven with four ring hob above and extractor over, tiled splashback, recess for washing machine, space for fridge/freezer, double glazed window to the side, additional uPVC double glazed window to the rear, uPVC double glazed door to the side, double radiator.

FIRST FLOOR

LANDING / POTENTIAL STUDY AREA

10'2 x 6'7 (3.10m x 2.01m)

uPVC double glazed windows to the front and side aspects, coving and spot lights to ceiling, stairs to the third bedroom, under stairs storage cupboard, single radiator.

BEDROOM ONE

13'0 x 9'3 (3.96m x 2.82m)

Built in wardrobes, double glazed window to the front aspect, dado rail, coving to ceiling, fanlight, single radiator.

BEDROOM TWO

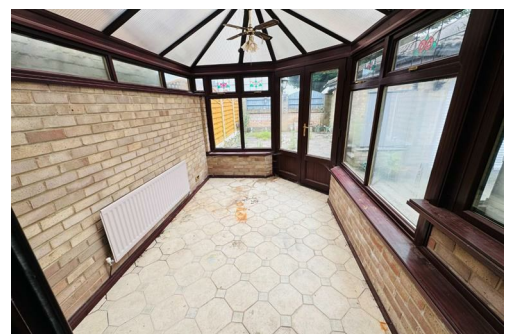
9'3 x 9'2 (2.82m x 2.79m)

Built in wardrobe, double glazed window to the rear aspect, coving to ceiling, fanlight, single radiator.

BEDROOM THREE

12'6 x 12'6 (3.81m x 3.81m)

Double glazed 'Velux' style window to the rear aspect, storage cupboard with gas central heating boiler, eaves storage, spot lights, single radiator.



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BATHROOM

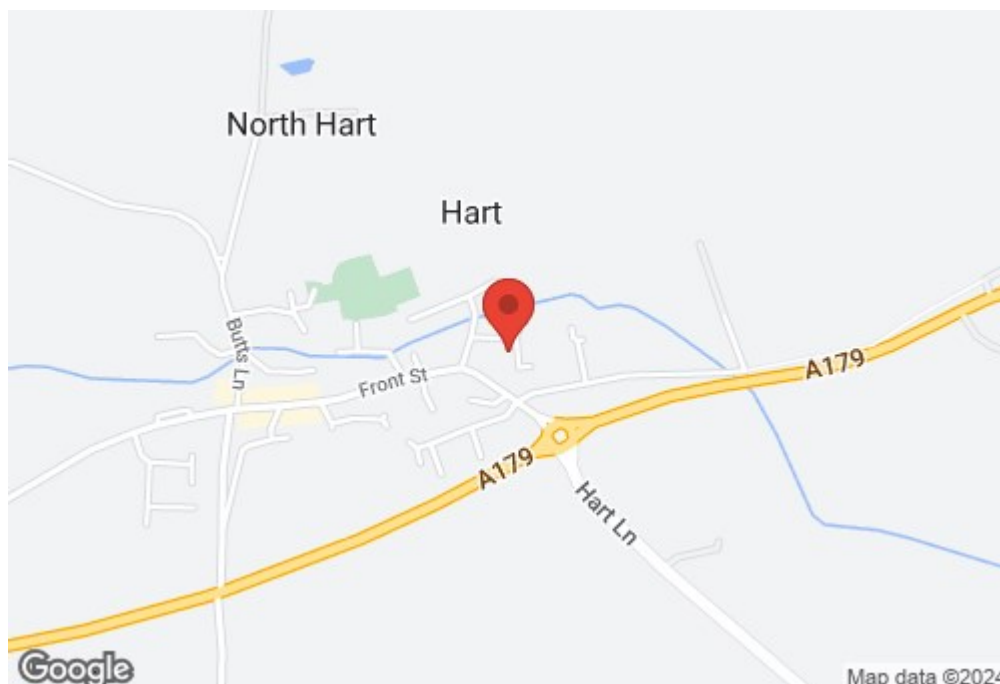
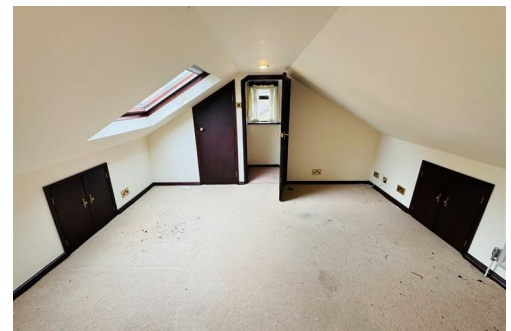
Fitted with a three piece suite comprising; panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, wall mounted WC, tiled walls and flooring, coving and spot lights to ceiling, convector radiator.

EXTERNALLY

The property features a part lawned front garden with a long paved driveway providing useful off street parking. Double timber gates with canopy above open to a further paved area in front of the garage. The rear garden is predominantly paved and should prove to be low maintenance.

GARAGE

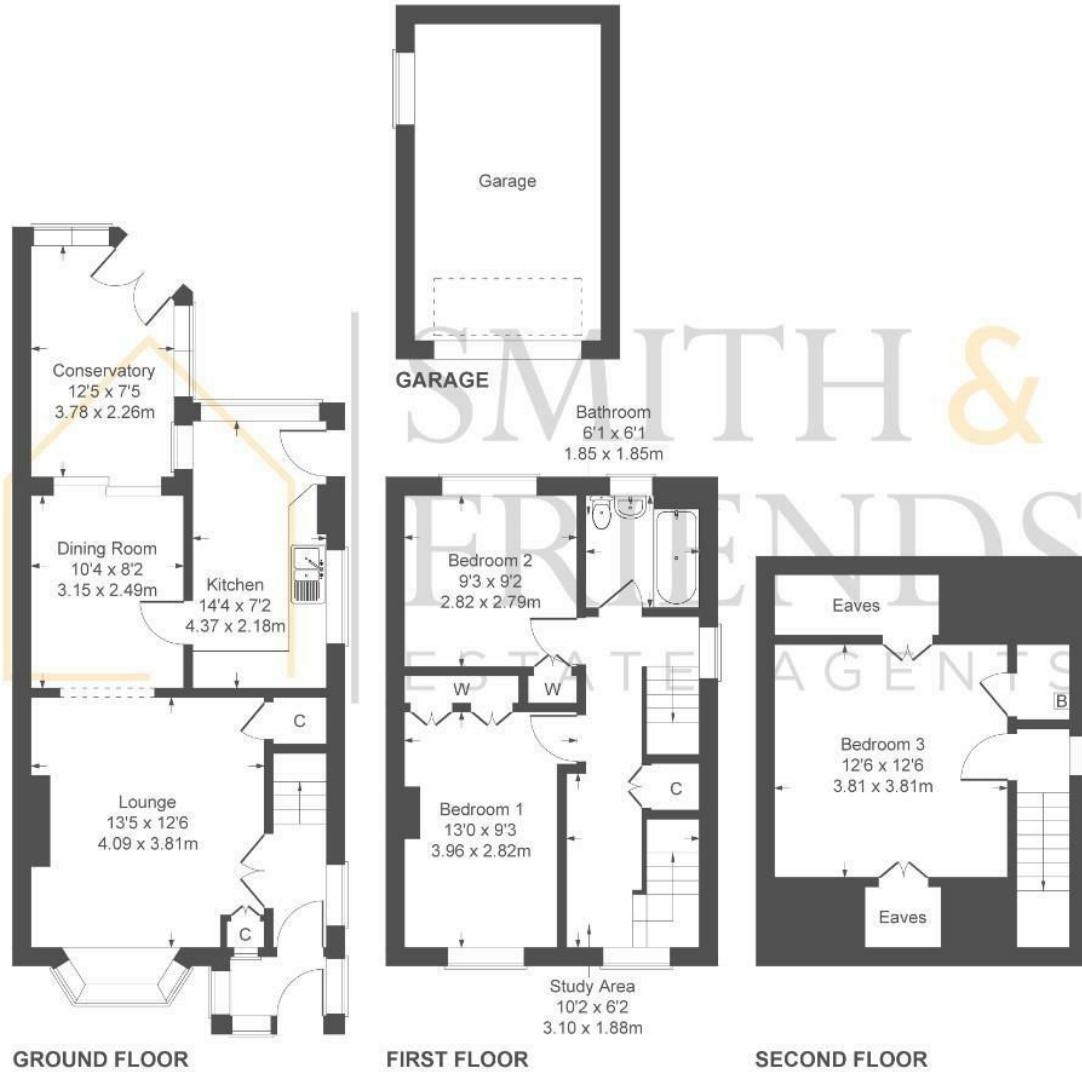
Accessed via remote controlled roller door to the front, window to the side.



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Milbank Close

Approximate Gross Internal Area
1125 sq ft - 105 sq m
(Excluding Garage)



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	

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