



\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A rarely available TWO BEDROOM semi-detached bungalow located in a popular part of Hart Village. The accommodation features a modern extended kitchen and modern shower room, whilst further benefits include gas central heating, uPVC double glazing, off street parking, larger than average garage and low maintenance gardens. An internal viewing comes recommended to appreciate the full potential on offer, whilst in brief the layout comprises: entrance porch through to a good size lounge with 'marble' style fire surround and electric fire, the extended kitchen/diner is fitted with white gloss units and includes a range of built-in appliances. The inner hall gives access to both bedrooms and the shower room which incorporates a three piece suite and chrome fittings. Externally is a landscaped front garden, with a long driveway to the side providing useful off street parking, whilst leading to the garage. The tiered rear garden offers a pleasant patio area with good privacy. Voltigeur Drive is located off Front Street in a pleasant and sought after part of the Village, with easy access into Hartlepool and the surrounding areas.

**Voltigeur Drive, Hartlepool, TS27 3BS**

**2 Bed - Bungalow - Semi Detached**

**£160,000**

**EPC Rating:**

**Council Tax Band: C**

**Tenure: Freehold**



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ESTATE AGENTS



## Voltigeur Drive, Hartlepool, TS27 3BS



### ENTRANCE PORCH

**7'4 x 6' (2.24m x 1.83m)**

Accessed via uPVC double glazed entrance door, uPVC double glazed window, modern laminate flooring, meter cupboard, single radiator.



### KITCHEN/DINER

**11'2 x 10'9 (3.40m x 3.28m)**

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven, separate four ring gas hob with extractor hood over, red tiled splashback, integrated fridge and separate freezer, recess with plumbing for washing machine, uPVC double glazed window to the side aspect, uPVC double glazed door, tiled flooring, inset spotlights, wall mounted electric heater.



### LOUNGE

**16'3 x 12' (4.95m x 3.66m)**

A good size lounge with uPVC double glazed bow window to the front aspect, 'marble' style fire surround with electric fire, delft rack, mock beams to the ceiling, television point, single radiator.

### INNER HALL

Modern laminate flooring, hatch to loft space, access to:

### BEDROOM ONE

**15' x 9' (4.57m x 2.74m)**

A good size master bedroom with uPVC double glazed window to the rear aspect, double radiator.



### BEDROOM TWO

**10'5 x 8'6 (3.18m x 2.59m)**

uPVC double glazed window to the rear aspect, double radiator.

### SHOWER ROOM/WC

**6'11 x 6' (2.11m x 1.83m)**

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome overhead shower with separate attachment, fitted comfort seat and hanging rail to shower area, pedestal wash hand basin with chrome mixer tap, close coupled WC, modern panelling to walls and ceiling, tiled flooring, uPVC double glazed window to the side aspect, single radiator.



### EXTERNALLY

The property features a low maintenance, landscaped front garden, with a driveway running alongside the property providing useful off street parking, whilst leading to the larger than average garage. The tiered rear garden should prove to be low maintenance, with raised patio area. The rear garden enjoys a high degree of privacy.



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**LARGER THAN AVERAGE GARAGE**

**18'7 x 12'2 (5.66m x 3.71m)**

Accessed via an up and over door to the front, window to the side, light, units for 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.



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**Voltigeur Drive**  
Approximate Gross Internal Area  
936 sq ft - 87 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

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