



A modern and well presented THREE BEDROOM end terraced property offering accommodation ideal for a first time buyer or young family. The home features an impressive kitchen/diner, conservatory extension and modern upgraded bathroom, whilst further benefitting from gas central heating, uPVC double glazing, CCTV, off street parking and southerly aspect rear garden. Situated close to amenities, schools and transport links and within an easy stroll of Hartlepool town centre. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule with stairs to the first floor, generous lounge with storage, full width kitchen/diner with built-in oven, hob and extractor, conservatory, three bedrooms, all with built-in wardrobes, and a modern bathroom which incorporates a three piece white suite and chrome fittings. Externally are low maintenance gardens to both the front and rear, with double timber gates opening to provide useful off street parking. A gate to the side leads through to the enclosed rear garden which enjoys a southerly aspect.

**Hartley Close, Hartlepool, TS26 8BX**

**3 Bedroom - House - End Terrace**

**£89,950**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: A**



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# Hartley Close, Hartlepool, TS26 8BX



## GROUND FLOOR

### ENTRANCE VESTIBULE

6 x 5'2 (1.83m x 1.57m)

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, stairs to the first floor, fitted carpet, access to:

### FRONT LOUNGE

13' x 11'7 (3.96m x 3.53m)

A good size lounge with uPVC double glazed window to the front aspect, under stairs storage cupboard with gas central heating boiler, fitted carpet, television point, single radiator.

### FULL WIDTH KITCHEN/DINER

9' x 15'1 (2.74m x 4.60m)

Fitted with an attractive range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, modern cream 'brick' style tiling to splashback, recess for washing machine, space for free standing fridge/freezer, three drawer base unit, uPVC double glazed window to the rear aspect, modern laminate flooring, dining area with uPVC double glazed door to the conservatory, single radiator.

### CONSERVATORY EXTENSION

8' x 8'3 (2.44m x 2.51m)

uPVC double glazed frame with door to the rear garden, laminate flooring, convector radiator.

## FIRST FLOOR

### LANDING

A good size landing which features a built-in double airing cupboard, fitted carpet, hatch to loft space.

### BEDROOM ONE

11' x 8' (3.35m x 2.44m)

uPVC double glazed window to the front aspect, built-in wardrobes, fitted carpet, single radiator.

### BEDROOM TWO

8'8 x 8' (2.64m x 2.44m)

uPVC double glazed window to the rear aspect, built-in wardrobes, fitted carpet, single radiator.

### BEDROOM THREE

6' x 6'9 (1.83m x 2.06m)

Currently used as a home office with built-in single wardrobe, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

### MODERN BATHROOM/WC

5' x 6'7 (1.52m x 2.01m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and newly installed electric shower over, pedestal wash hand basin with chrome mixer tap, low level WC, modern panelling to walls, uPVC double glazed window to the rear aspect, 'laminate' effect vinyl flooring, chrome heated towel radiator.

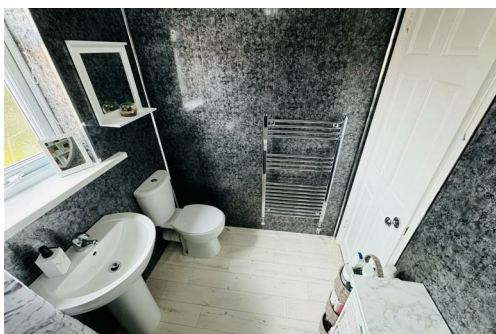
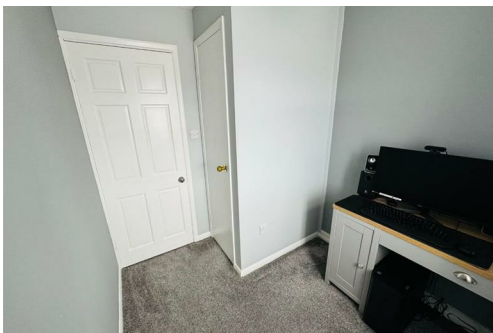
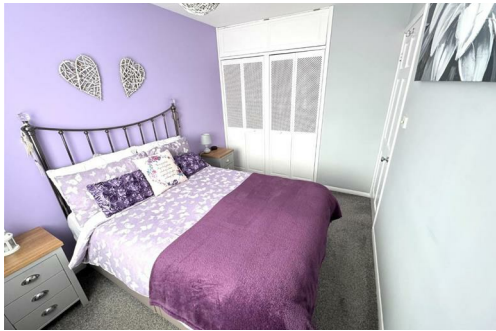
### EXTERNALLY

The property occupies a pleasant set back position with a low maintenance pebbled front garden enclosed by a fenced boundary, with double gates opening to provide useful off street parking. A gate to the side of the property leads through to the enclosed rear garden which should, again, prove to be low maintenance being predominantly pebbled with fenced boundaries, timber storage shed and security light. The rear garden should prove to be a suntrap in the summer months enjoying a southerly aspect.

### 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.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
713.54 ft<sup>2</sup>  
66.29 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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	

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. We 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.

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