



A modern TWO BEDROOM semi-detached property offering recently redecorated and upgraded accommodation, ideal for a variety of buyers. The home occupies a pleasant position with a southwest facing rear garden, benefits from useful off street parking and includes a detached garage. The accommodation is neutrally decorated throughout, features gas central heating and benefits from uPVC double glazing. The internal layout comprises: entrance vestibule through to a good size lounge with feature fire surround, electric fire and stairs to the first floor. The kitchen is fitted with a range of units to base and wall level, includes a brand new oven, hob and extractor, upgraded granite worktops and recently renewed French doors. To the first floor are two good size bedrooms and the bathroom which incorporates a three piece white suite and chrome fittings. Externally, the property offers gardens to three sides with a driveway in front of the garage providing useful off street parking for two cars. Greenfinch Close is located off Dunlin Road, close to Throston Grange Lane and within close proximity of schools and amenities.

**Greenfinch Close, Hartlepool, TS26 0SL**

**2 Bedroom - House - Semi-Detached**

**£130,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: B**





## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via newly painted front door with attractive glazed inserts, modern laminate flooring, single radiator, internal door through to:

### FRONT LOUNGE

**17' x 11'8 (5.18m x 3.56m)**

A good size lounge with an attractive feature fire surround and electric fire, uPVC double glazed window to the front aspect, modern laminate flooring, spindled staircase to the first floor with newel post, under stairs storage cupboard and newly fitted carpet, television point, double radiator.

### KITCHEN

**7' x 11'9 (2.13m x 3.58m)**

Fitted with an attractive range of units to base and wall level with brushed stainless steel handles and complementing granite worktops with matching splashback incorporating a newly fitted white granite sink unit with mixer tap, newly installed electric oven with four ring gas hob above and extractor hood over, recess for washing machine, recess for free standing fridge/freezer, new vinyl flooring, uPVC double glazed French doors to the rear garden, Baxi gas central heating boiler, inset spotlights to ceiling, double radiator.

## FIRST FLOOR

### LANDING

Newly fitted carpet, hatch to loft space, access to:

### BEDROOM ONE

**10' x 11'10 (3.05m x 3.61m)**

A good size master bedroom with uPVC double glazed window overlooking the rear garden, newly fitted carpet, single radiator.

### BEDROOM TWO

**9' x 11'10 (2.74m x 3.61m)**

Useful storage cupboard/wardrobe, uPVC double glazed window to the front aspect, newly fitted carpet, single radiator.

### BATHROOM/WC

**7' x 5'6 (2.13m x 1.68m)**

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and electric shower over, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, newly fitted vinyl flooring, uPVC double glazed window to the rear aspect, extractor fan, single radiator.

### EXTERNALLY

The property features gardens to three sides with a low maintenance front. A driveway provides useful off street parking for two cars and leads to the detached garage. The enclosed rear garden enjoys a south westerly aspect, being lawned with gated access.





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**DETACHED GARAGE**

**17' x 8'10 (5.18m x 2.69m)**

Accessed via a roller door to the front, personal door from the garden, light, socket and overhead 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</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		
<b>England &amp; Wales</b>	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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