



Talland Close, TS27 3NB
3 Bed - House - Semi-Detached
Offers Over £160,000

Council Tax Band: C
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Talland Close, TS27 3NB

An extended three bedroom semi detached family home. This property would be an ideal purchase for a growing family which offers a range of schools close by, such as Clavering Primary and St John Vianney RC School. The property is also within close proximity to both the A179 Hart road and the A1086 Easington Road, offering great access routes for commuting; also close by are a range of local amenities, pubs, restaurants and Hartlepool Station is just over 2 miles away.

The accommodation briefly comprises of: entrance porch, lounge, inner hallway, dining/family room, downstairs WC and kitchen/breakfast room. To the first floor are three bedrooms, the master bedroom having an en-suite and dressing area, and the family bathroom. Externally, to the front of the property is an open plan front garden laid to lawn, with a driveway providing off street parking. To the rear is a fully enclosed garden, with a patio area and steps down to the lawned garden. Viewing is essential and one we highly recommend.

GROUND FLOOR

ENTRANCE PORCH

Double glazed entrance door with further door leading to the lounge.

LOUNGE

18'1 x 11'8 (5.51m x 3.56m)

uPVC double glazed bow window to the front aspect, radiator, stairs to the first floor and landing, under stairs alcove.

INNER HALLWAY

An inner hallway providing access to the dining room and the downstairs WC, with a useful storage cupboard.

DOWNSTAIRS TOILET

White and chrome two piece suite with low level WC and wash hand basin.

DINING ROOM/FAMILY ROOM

13'5 x 8'4 (4.09m x 2.54m)

uPVC double glazed window to the front aspect, radiator.

BREAKFAST KITCHEN

18'3 x 8'8 (5.56m x 2.64m)

Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, four ring halogen hob with illuminating extractor and fan assisted oven, plumbing for dishwasher, washing machine and space for fridge/freezer, uPVC double glazed windows to rear and uPVC double glazed French doors opening onto the rear patio.

FIRST FLOOR

BEDROOM 1

14'10 x 8'3 (4.52m x 2.51m)

uPVC double glazed window to the front aspect, radiator.

DRESSING AREA

6'1 x 5'5 (1.85m x 1.65m)

A useful dressing area with built-in wardrobe and hanging rail space.

EN-SUITE SHOWER ROOM/WC

Comprises of a three piece suite with shower cubicle, pedestal wash hand basin and WC; double glazed window, heated towel rail, extractor and spotlights to the ceiling.

BEDROOM 2

11'9 x 9'2 (3.58m x 2.79m)

uPVC double glazed window, radiator.

BEDROOM 3

11'8 x 5'6 (3.56m x 1.68m)

uPVC double glazed window, radiator.

FAMILY BATHROOM/WC

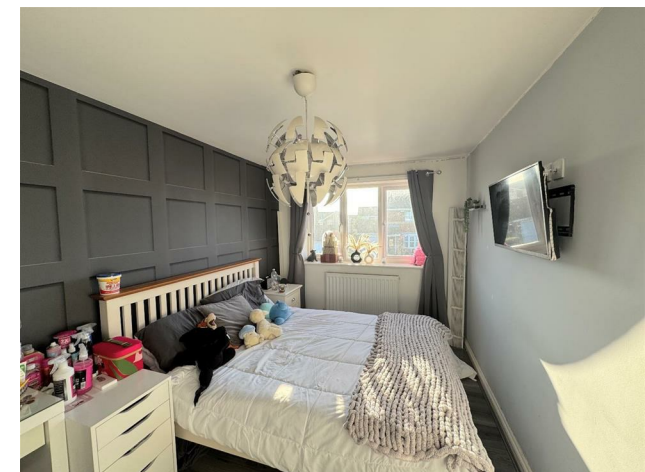
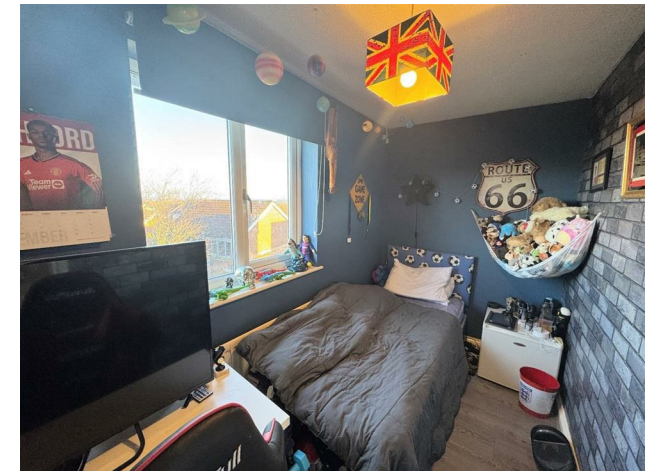
Comprises of a three piece white and chrome suite with a panelled bath, low level WC, wash hand basin, heated towel rail, storage cupboard and extractor fan.

EXTERNALLY

The front garden is open plan, with decorative stones for easy maintenance and a driveway provides off street parking. The rear garden is split onto two levels, with a hard standing patio area and steps down to the lawn area with panel fencing surround.

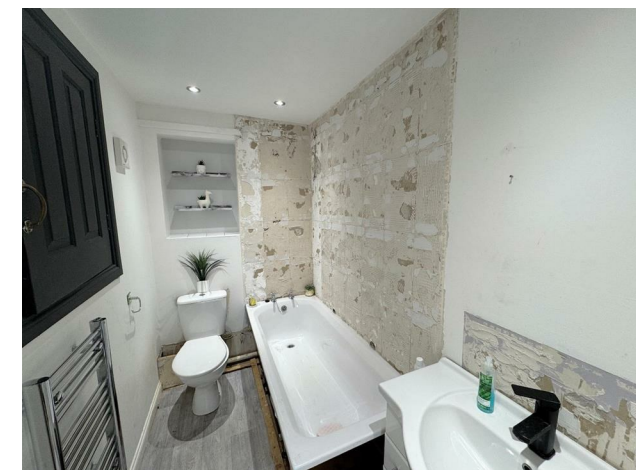
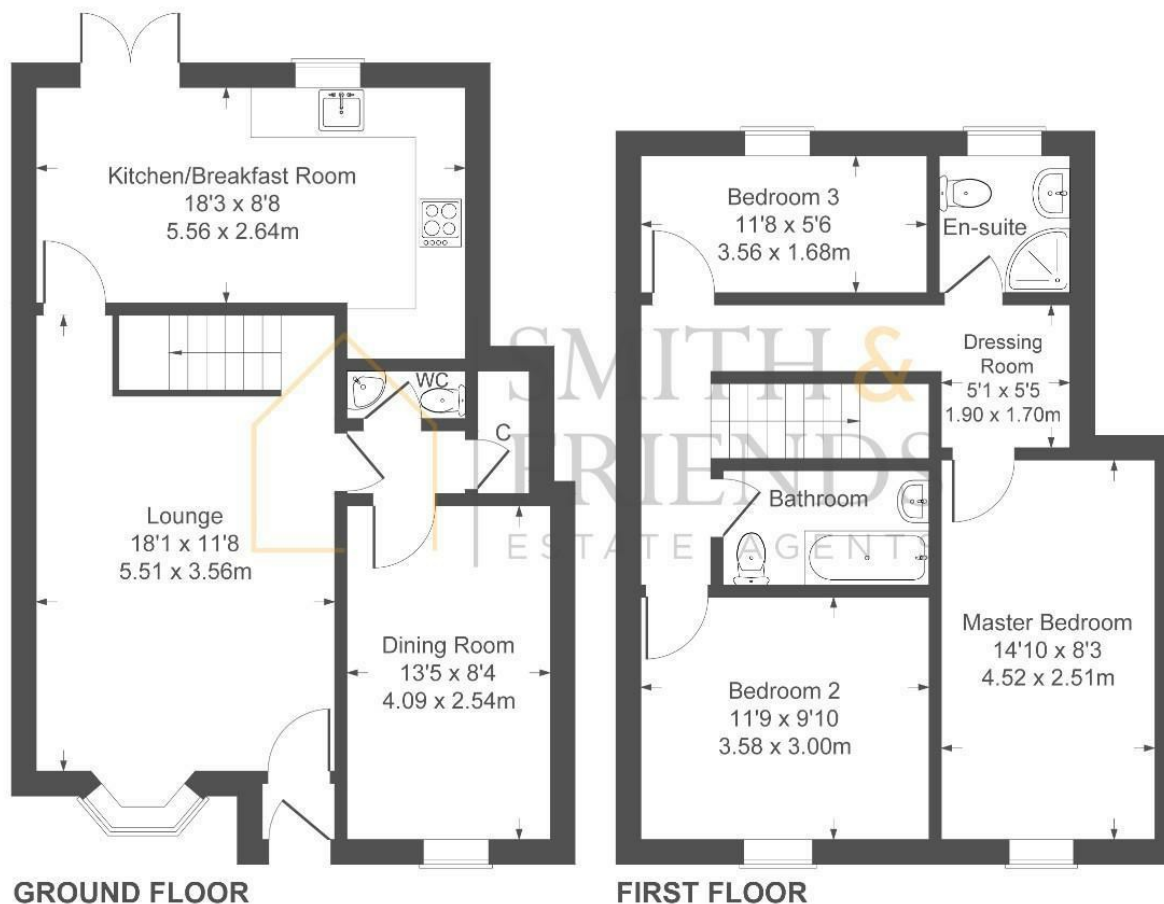
NB

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.



Talland close

Approximate Gross Internal Area
1087 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2025
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		82
(69-80) C	68	
(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

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

