



A spacious THREE BEDROOM mid terraced property located in the popular King Oswy area of Hartlepool close to both Barnard Grove Primary School and St Hild's Church of England School. The accommodation has been enhanced by a conservatory extension to the rear, features a generous attic room and further benefits from gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule with stairs to the first floor, generous lounge with feature fire surround and electric fire, full width kitchen/diner with built-in oven, hob and extractor, conservatory extension, three bedrooms, useful attic room, modern bathroom and separate WC. Externally are gardens to the front and rear, the rear garden being generous in size. Porrett Close is located off Lazenby Road, close to amenities on King Oswy Drive.

**Porrett Close, King Oswy, Hartlepool, TS24 9PU**  
**3 Bed - House - Mid Terrace**  
**£84,950**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**





# Porrett Close, Hartlepool, TS24 9PU

## GROUND FLOOR

### ENTRANCE VESTIBULE

uPVC double glazed entrance door, staircase up to first floor and door to lounge.

### FAMILY LOUNGE

10'4 x 17'1 into alcove, overall (3.15m x 5.21m into alcove, overall)

Spacious lounge with modern fire surround with black 'granite' effect hearth and upstand area with inset 'pebble' style electric fire, uPVC double glazed window to the front aspect, coved ceiling, convector radiator.

### KITCHEN/DINER

8'5 x 20'2 overall (2.57m x 6.15m overall)

Fitted with a range of 'beech' style units with complementing roll-top working surfaces incorporating inset one and a half bowl stainless steel sink unit with mixer tap, built-in electric oven with five ring gas hob above and illuminated three speed extractor fan over, recess with washing machine and plenty of space for a free standing fridge/freezer, PVC panelling to splashback, modern laminate flooring, uPVC double glazed window, door with double glazed centre panel to rear garden, uPVC double glazed French doors to the conservatory, wall mounted modern Potterton gas fired central heating boiler and handy walk-in storage cupboard.

### CONSERVATORY EXTENSION

11'3 x 9'6 (3.43m x 2.90m)

uPVC double glazed windows and French doors leading into the rear garden. Insulated, modern, lightweight roof.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

13'5 x 10'4 (4.09m x 3.15m)

Good sized double bedroom with uPVC double glazed window to the front aspect, cupboard to alcove, coved ceiling, single radiator.

### BEDROOM TWO

8'6 x 8'3 (2.59m x 2.51m)

Second bedroom with view onto back garden via uPVC double glazed window, coved ceiling, single radiator.

### BEDROOM THREE

10'3 x 8'4 (3.12m x 2.54m)

View onto Porrett Close via uPVC double glazed window, stairs leading directly up to the attic, coved ceiling, single radiator.

### BATHROOM

Fitted with a two-piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, modern PVC panelling to walls, vinyl flooring and uPVC double glazed 'frosted' window, convector radiator.

### SEPARATE WC

Fitted with a white close coupled WC, laminate flooring and uPVC double glazed 'frosted' window.



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, conveyancing and removal 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		79
(81-91) B		
(69-80) C		55
(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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