

*** NO CHAIN INVOLVED *** A spacious THREE BEDROOM mid terraced property located towards the top of Brierton Lane, close to both schools and amenities. The home offers spacious and well proportioned accommodation, with a modern kitchen and bathroom. An ideal purchase for a first time buyer, family or possible investment opportunity with features including gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance porch, spacious dual aspect lounge, open plan kitchen/diner with modern grey gloss units, rear lobby, ground floor WC, three bedrooms and modern bathroom incorporating a three piece white suite and chrome fittings. Externally is a lawned front garden and enclosed rear courtyard with concrete imprint paving and useful outhouses.

Brierton Lane, Hartlepool, TS25 4AG

3 Bedroom - House - Mid Terrace

£95,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



Brierton Lane, Hartlepool, TS25 4AG



GROUND FLOOR

ENTRANCE PORCH

6'8 x 4' (2.03m x 1.22m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, glazed internal door through to the kitchen/diner.

DUAL ASPECT LOUNGE

10'2 x 18' (3.10m x 5.49m)

A spacious dual aspect lounge with large uPVC double glazed bow window to the front aspect, uPVC double glazed French doors to the rear courtyard, modern laminate flooring, panelling to wall, coving and inset spotlighting to ceiling, double radiator.

OPEN PLAN KITCHEN/DINER

13'4 x 18' (4.06m x 5.49m)

DINING AREA

Modern laminate flooring, uPVC double glazed window to the front aspect, stairs to the first floor, panelling to wall, single radiator.

KITCHEN AREA

Fitted with a modern range of grey gloss units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above, both finished in brushed stainless steel with matching splashback, four drawer unit to base level, space for free standing appliances, matching island, 'laminate' effect vinyl flooring, uPVC double glazed window to the rear aspect.

REAR LOBBY

Access to the rear courtyard, laminate flooring, access to:

GROUND FLOOR WC

5'9 x 3'3 (1.75m x 0.99m)

Fitted with a two piece white suite comprising: corner wash hand basin and close coupled WC, panelling to walls and ceiling, matching laminate flooring, uPVC double glazed window.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, hatch to loft space, single radiator.

BEDROOM ONE

10'3 x 12'2 (3.12m x 3.71m)

uPVC double glazed window to the front aspect, modern laminate flooring, built-in storage cupboard, coving to ceiling, single radiator.

BEDROOM TWO

10'5 x 9'8 (3.18m x 2.95m)

Large uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, built-in storage cupboard with Baxi Duo Tec boiler, single radiator.

BEDROOM THREE

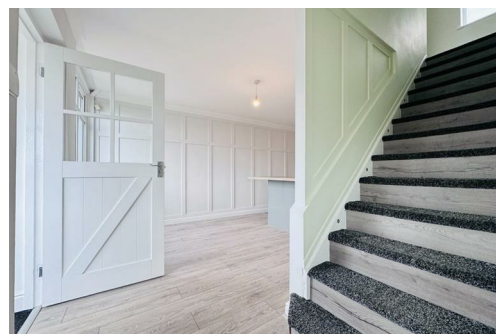
7'6 x 7'10 (2.29m x 2.39m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

FAMILY BATHROOM/WC

7' x 5'5 (2.13m x 1.65m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with mixer tap, close coupled WC, panelling to walls, extractor fan, vinyl flooring, uPVC double glazed window to the rear aspect.



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EXTERNALLY

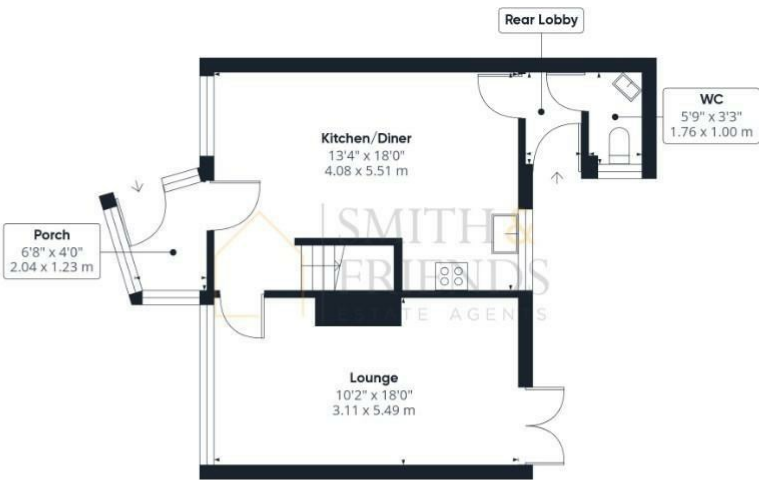
The property features a part lawned front garden, with block paved path and gated access. The enclosed rear courtyard style garden incorporates concrete imprint paving, brick boundary wall, gated access and two useful outhouses.

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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Ground Floor



Floor 1

Approximate total area[§]
888.02 ft²
82.5 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	79
(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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