



A beautifully upgraded THREE BEDROOM semi-detached property offering modern, well presented and deceptively spacious accommodation ideal for family requirements. The home features a superb refitted kitchen, utility conversion and sun room extension to the rear. An internal viewing comes highly recommended, with further benefits including replacement uPVC double glazing, gas central heating with upgraded boiler (new radiators to the ground floor) and the recent addition of a remote controlled roller door to the garage. The property occupies a pleasant and rarely available position on Brierton Lane, with ample off street parking and SOUTH FACING REAR GARDEN. The home is set back from the road adjacent to Catcote Academy and briefly comprises: spacious entrance hall with stairs to the first floor, generous bay fronted lounge, superb refitted kitchen, useful utility room, sun room extension, three double bedrooms and the family bathroom which incorporates a three piece suite and chrome fittings. Externally, the property enjoys a good degree of privacy as it is not directly overlooked from the front aspect. The gardens have been designed for easy maintenance, the front being part paved for useful off street car parking, whilst leading to the garage. The rear garden enjoys a southerly aspect and should prove to be a suntrap in the summer months. The garage has been partly converted with storage to the front. **VIEWING RECOMMENDED.**

**Brierton Lane, Hartlepool, TS25 4AA**

**3 Bedroom - House - Semi-Detached**

**£145,000**

**EPC Rating: E**

**Tenure: Freehold**

**Council Tax Band: B**



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## **GROUND FLOOR**

### **ENTRANCE HALL**

**8'4 x 7' (2.54m x 2.13m)**

Access to the side via uPVC double glazed entrance door, modern laminate flooring, turned staircase to the first floor with fitted carpet and under stairs storage cupboard, convector radiator.

### **BAY FRONTED LOUNGE**

**18' x 10'10 (5.49m x 3.30m)**

A good size lounge with a large uPVC double glazed bay window to the front aspect, fitted carpet, television point, coving to ceiling, air conditioning unit, convector radiator.

### **REFITTED KITCHEN**

**10'9 x 9'9 (3.28m x 2.97m)**

Fitted with a modern range of grey gloss units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with matching microwave above, separate four ring gas hob, attractive tiling to splashback, three drawer unit below, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear sun room, modern vertical 'column' style radiator, access to:

### **UTILITY ROOM CONVERSION**

**7'9 x 6'3 (2.36m x 1.91m)**

Fitted worktop with space below for appliances including plumbing for washing machine and space for tumble dryer, integral door to the garage/storage space.

### **SUN ROOM EXTENSION**

**9'10 x 6'10 (3.00m x 2.08m)**

Offering a pleasant transition between the home and garden with uPVC double glazed windows and uPVC double glazed door to the side.

## **FIRST FLOOR**

### **LANDING**

Accessed via turned staircase with uPVC double glazed window to the side aspect, fitted carpet, access to bedrooms and bathroom.

### **BEDROOM ONE**

**12'6 x 10'9 (3.81m x 3.28m)**

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

### **BEDROOM TWO**

**10'10 x 9'10 (3.30m x 3.00m)**

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

### **BEDROOM THREE**

**15'8 x 7'9 (4.78m x 2.36m)**

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

### **FAMILY BATHROOM/WC**

**7'10 x 4'11 (2.39m x 1.50m)**

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback and flooring, uPVC double glazed frosted window to the side aspect, inset spotlighting to ceiling, chrome heated towel radiator.

## **EXTERNALLY**

The property benefits from low maintenance gardens to the front and rear, the front garden is predominantly paved to provide useful off street parking, with an additional pebbled area. A block paved area to the side of the property leads through to the enclosed rear garden, with paved patio areas, fenced boundaries and timber storage shed included. The rear garden enjoys a southerly aspect and should prove to be a suntrap in the summer months.





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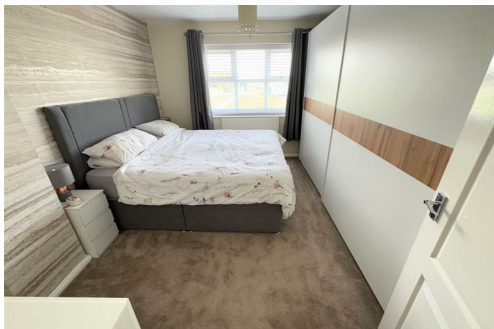
**GARAGE/STORAGE**

**9'2 x 7'11 (2.79m x 2.41m)**

Providing storage, with an integral door from the utility, electric roller door to the front, lighting and sockets.

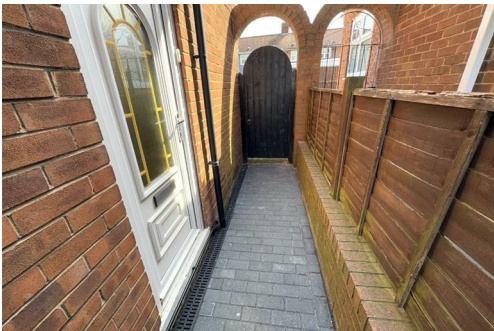
**NB**

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) A		82
(81-91) B		
(69-80) C		53
(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



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1007 ft<sup>2</sup>  
93.5 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.

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.

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