



This lovely three bedroom semi detached property is located at the bottom of a cul-de-sac, making it ideal for young families. Externally you have gardens to the front and rear, with an enclosed side garden next to the detached garage, along with parking for two cars.

Internally the property is in excellent decorative order and provides upon entry a useful ground floor WC, generous lounge, modern kitchen/diner with French doors to the rear garden, whilst the first floor has two double bedrooms and a single/office, bedroom one has the added benefit of a modern en-suite with full body jet shower, the other two bedrooms share a modern family bathroom with part tiled walls.

This would be an ideal home for first time buyers or young families.

**Sedgewick Close, Hartlepool, TS24 9EU**

**3 Bed - House - Semi-Detached**

**£130,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Leasehold**



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# Sedgewick Close, Hartlepool, TS24 9EU



## GROUND FLOOR

### HALLWAY

Accessed via panelled entrance door with double glazed inserts, fitted with modern coved ceiling, convector radiator, stairs to first floor with fitted carpet, access to:

### GROUND FLOOR W/C

Fitted with a modern two piece white suite comprising: wall mounted wash hand basin with chrome dual taps and tiled splashback, low level WC, coved ceiling, uPVC double glazed window to the front aspect, convector radiator.

### LOUNGE

**13'5" x 12'10" (4.10 x 3.92)**

A generously sized family lounge which enjoys a good degree of natural light with a large uPVC double glazed box window to the front aspect, useful under stairs storage cupboard, fitted carpet, television point, convector radiator, access to:

### KITCHEN/DINER

**15'8" x 9'2" (4.80 x 2.81)**

Fitted with a modern range of units to base and wall level with black handles and complementing 'wood' effect work surfaces with upstands in a 'U' shaped layout incorporating an inset one and a half bowl composite sink unit with mixer tap, recess for cooker with extractor hood over, recess with plumbing for automatic washing machine, recess for dishwasher, space for free standing fridge/freezer, 'tile' effect fitted lino, coved ceiling, inset spotlighting to ceiling, uPVC double glazed window to the rear aspect and French doors to the rear garden.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

**12'11" (max) x 8'2" (3.95 (max) x 2.51)**

A spacious principle bedroom with uPVC double glazed window to the front aspect, over stairs recess cupboard, coved ceiling, radiator, access to:

### EN-SUITE

With large corner shower cubicle fitted with body jet shower, pedestal wash hand basin and close coupled WC; uPVC double glazed window to the front aspect, chrome towel rail.

### BEDROOM TWO

**9'11" x 8'7" (3.04 x 2.63)**

uPVC double glazed window overlooking the rear garden, coved ceiling, radiator.

### BEDROOM THREE

**5'10" x 8'7" (1.80 x 2.63)**

uPVC double glazed window to the rear aspect, panelling to wall, coved ceiling, radiator.

### BATHROOM/WC

**6'8" x 5'6" (2.05 x 1.69)**

Fitted with a three piece white suite comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, part tiled walls, uPVC double glazed window to the side aspect, fitted extractor fan, coved ceiling, radiator.



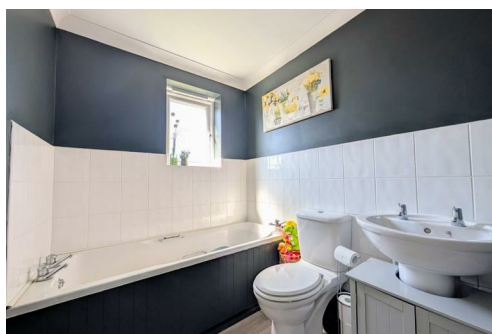
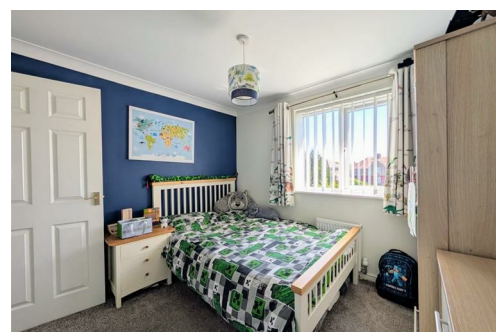
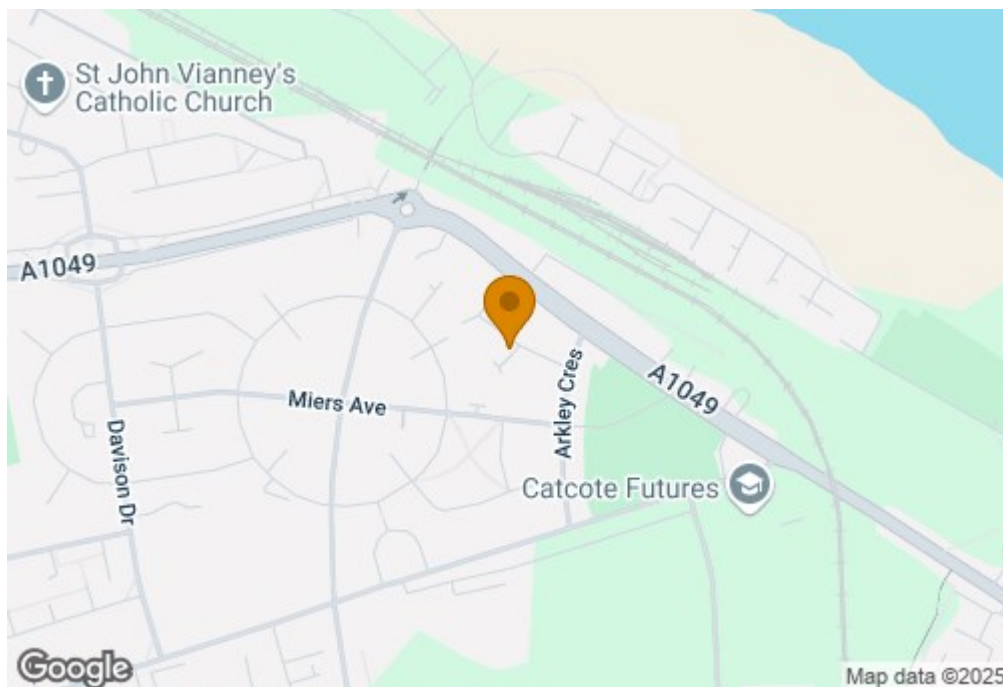
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## EXTERNAL

The property features low maintenance gardens to the front and rear. The front garden is predominantly laid to lawn, with a fenced area and laid patio providing a separate area, ideal for privacy. A driveway in front of the garage provides useful off street car parking, whilst the enclosed rear garden features a lawn with planted borders and decked patio.

## NB

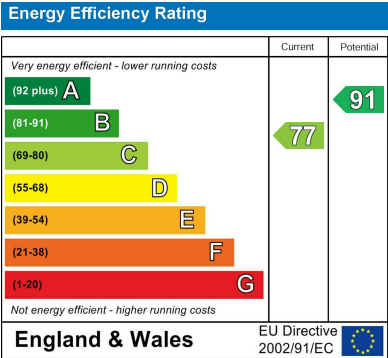
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





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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.



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