



\*\*\* RARELY AVAILABLE \*\*\* 50% SHARED OWNERSHIP \*\*\* PART MORTGAGE/PART RENT \*\*\* A modern two bedroom semi detached property located in a popular residential area. This ideal starter home is offered to the market for sale at 50% of the market value (full market value £125,000). The property is co-owned by Home Group, with rent to be paid on the remaining 50%. The accommodation features gas central heating, uPVC double glazing and comes with a Pod Point electric car charger.

The full layout comprises: entrance porch through to a spacious lounge incorporating stairs to the first floor and access to the modern kitchen/diner. To the first floor are two good sized bedrooms which are served by the bathroom which incorporates a three piece white suite and chrome fittings.

Externally is a low maintenance, open plan lawned front garden, with a driveway to the side of the property providing useful off street parking, whilst leading to the garage. The enclosed rear garden enjoys a westerly aspect, with lawn and patio areas. Stonechat Close is located off Whinchat Close, with access via Fieldfare Road. Local schools and amenities are well situated within walking distance.

**Stonechat Close, Hartlepool, TS26 0SE**

**2 Bed - House - Semi-Detached**

**50% Shared Ownership £62,500**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Leasehold**



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FRIENDS**  
ESTATE AGENTS

## **GROUND FLOOR**

### **ENTRANCE PORCH**

Accessed via double glazed composite entrance door, modern laminate flooring, glazed internal door through to:

### **LOUNGE**

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

A generous lounge with modern laminate flooring, staircase to the first floor with fitted carpet, coving to ceiling, television point, two convactor radiators.



### **KITCHEN/DINER**

**8'8 x 11'7 (2.64m x 3.53m)**

Fitted with a modern range of units to base and wall level with complementing work surfaces incorporating an inset single drainer sink unit with modern spray mixer tap, built-in electric oven with matching microwave above, separate four ring touch hob with extractor hood over, glass splashback, additional grey 'brick' style tiling to splashback, recess for washing machine, integral fridge/freezer, uPVC double glazed window to the rear aspect, modern laminate flooring, door to the rear garden, coving to ceiling, modern radiator.



## **FIRST FLOOR**

### **LANDING**

Fitted carpet, hatch to loft space, access to both bedrooms and bathroom.

### **BEDROOM ONE**

**9'10 x 11'8 (3.00m x 3.56m)**

A good size master bedroom with uPVC double glazed window to the front aspect, modern laminate flooring, coving to ceiling, single radiator.



### **BEDROOM TWO**

**8'8 x 11'7 (2.64m x 3.53m)**

uPVC double glazed window overlooking the rear garden, built-in storage cupboard, modern laminate flooring, single radiator.



### **BATHROOM/WC**

**4'8 x 8'7 (1.42m x 2.62m)**

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over with separate attachment, inset wash hand basin with chrome mixer tap and vanity drawers below, low level WC, attractive tiling to splashback, built-in storage cupboard, uPVC double glazed window to the side aspect, chrome heated towel radiator.

### **EXTERNALLY**

The property features a low maintenance open plan lawned front garden, with a double length driveway providing useful off street parking, whilst leading to the garage. A gate to the side leads through to the westerly aspect rear garden, with lawn, paved patio and fenced boundaries.



# Stonechat Close, Hartlepool, TS26 0SE



## GARAGE

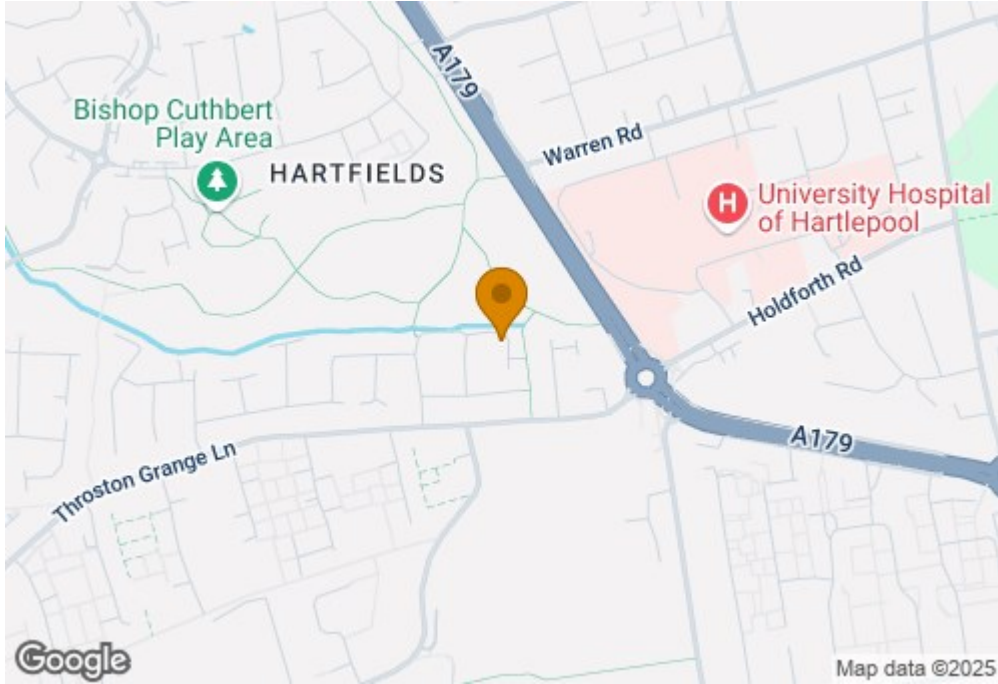
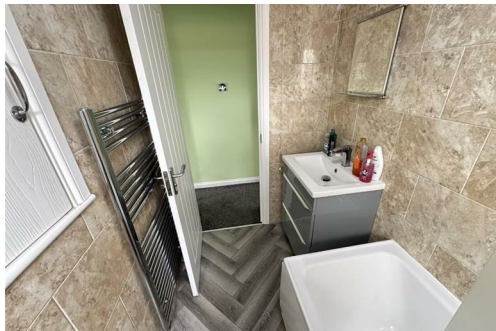
Accessed via an up and over door to the front, overhead storage space.

## NB 1

The property is of leasehold tenure and has the following monthly charges payable: Rent £177.77, Management Charge £2.08 & Insurance charge £33.00.

## NB 2

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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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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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