

\*\*\* REDUCED \*\*\* A three bedroom mid terraced property offering accommodation ideal for a first time buyer, young family or possible investment opportunity. The home offers well proportioned rooms and great potential, whilst features include gas central heating and uPVC double glazing. The full layout comprises: entrance porch through to the family lounge and into a spacious open plan kitchen/diner, the inner hall incorporates stairs to the first floor and gives access to a useful guest cloakroom/WC. To the first floor are three good size bedrooms, the master with en-suite shower room, whilst bedrooms two and three are served by the family bathroom. Externally is a low maintenance front garden, with a double length driveway leading to a single garage. The enclosed rear garden features lawn, paved and decked areas, with summerhouse included. Sedgewick Close is located off Arkley Crescent.

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

**3 Bed - House - Mid Terrace**

**£120,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



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# Sedgewick Close, Hartlepool, TS24 9EU



## GROUND FLOOR

### ENTRANCE PORCH

Accessed via double glazed entrance door, fitted carpet, coving to ceiling, convactor radiator, internal door to:

### LOUNGE

**13'7 x 10'7 (4.14m x 3.23m)**

uPVC double glazed window to the front aspect, fitted carpet, coving and inset spotlighting to ceiling, wall mounted television point, convactor radiator, archway to:

### OPEN PLAN KITCHEN/DINER

**18'8 x 10'2 narrowing to 7'7 (5.69m x 3.10m narrowing to 2.31m)**

### DINING AREA

uPVC double glazed French doors to the rear garden, fitted carpet, coving and inset spotlighting to ceiling, convactor radiator.

### KITCHEN AREA

Fitted with a range of 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 and extractor hood over, tiling to splashback, space for free standing fridge/freezer, recess for washing machine, wall mounted gas central heating boiler, uPVC double glazed window to the rear aspect, coving and inset spotlighting to the ceiling.

### INNER HALL

Turned staircase to the first floor, fitted carpet, convactor radiator, access to:

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite and chrome fittings comprising: wash hand basin with dual taps and tiled splashback, low level WC, extractor fan, convactor radiator.

## FIRST FLOOR

### LANDING

Built-in storage cupboard, coving to ceiling, access to:

### BEDROOM ONE

**12'11 x 9'7 (3.94m x 2.92m)**

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convactor radiator.

### EN-SUITE SHOWER ROOM/WC

**6'8 x 3'10 (2.03m x 1.17m)**

Fitted with a three piece suite comprising: shower cubicle with chrome overhead shower and separate attachment, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the front aspect, convactor radiator.

### BEDROOM TWO

**11'2 x 9' (3.40m x 2.74m)**

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

### BEDROOM THREE

**9'4 x 7'11 (2.84m x 2.41m)**

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



# Sedgewick Close, Hartlepool, TS24 9EU



## FAMILY BATHROOM/WC 9'8 x 5'1 (2.95m x 1.55m)

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiling and panelling to splashback, uPVC double glazed window to the front aspect, chrome heated towel radiator.

## EXTERNALLY

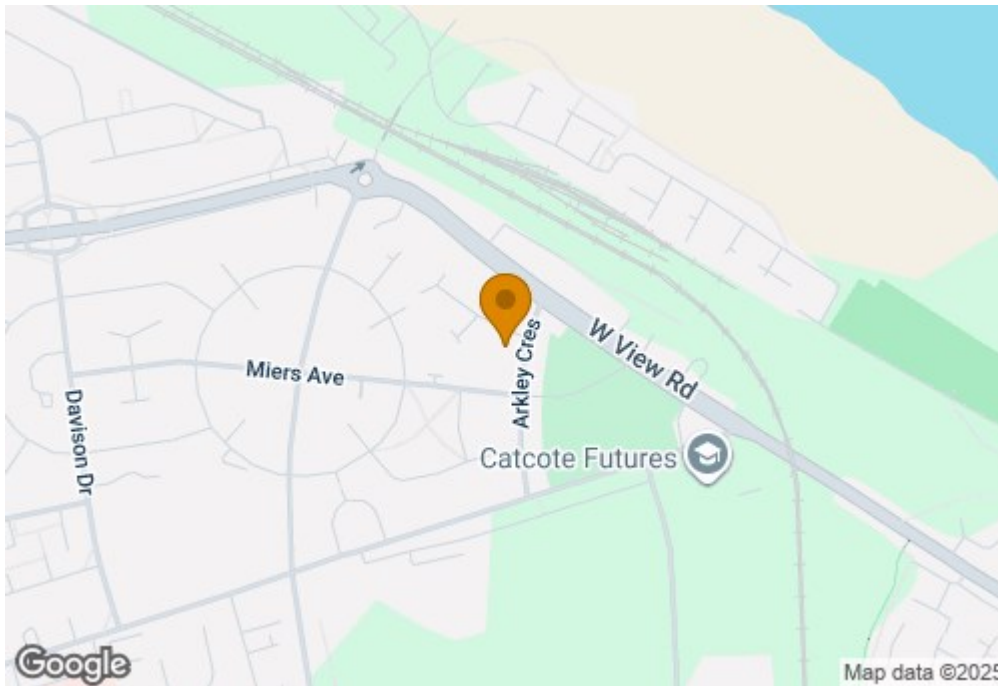
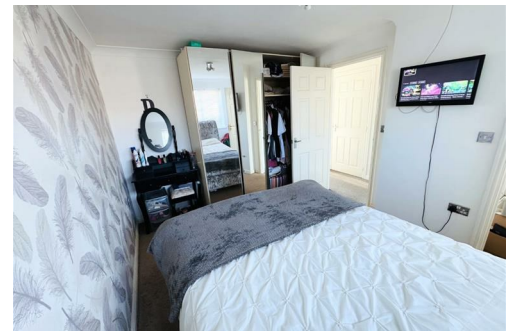
The property features a part lawned front garden, with a driveway providing useful off street parking for two cars, whilst leading to the garage. The rear garden features lawn, paved and decked areas, with a timber summerhouse included.

## GARAGE

Accessed via an up and over door to the front, lighting and sockets.

## NB

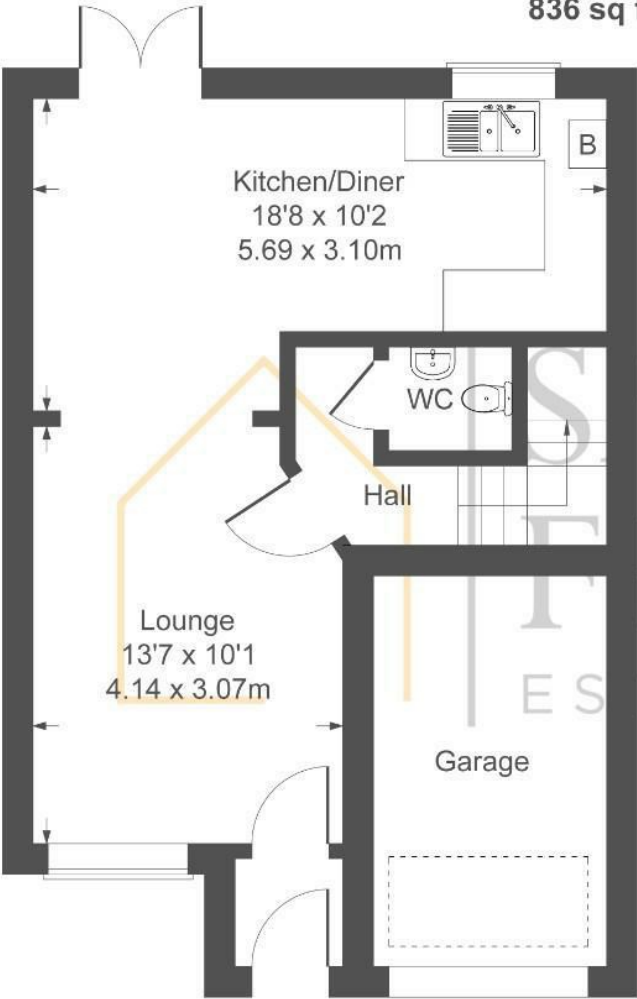
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



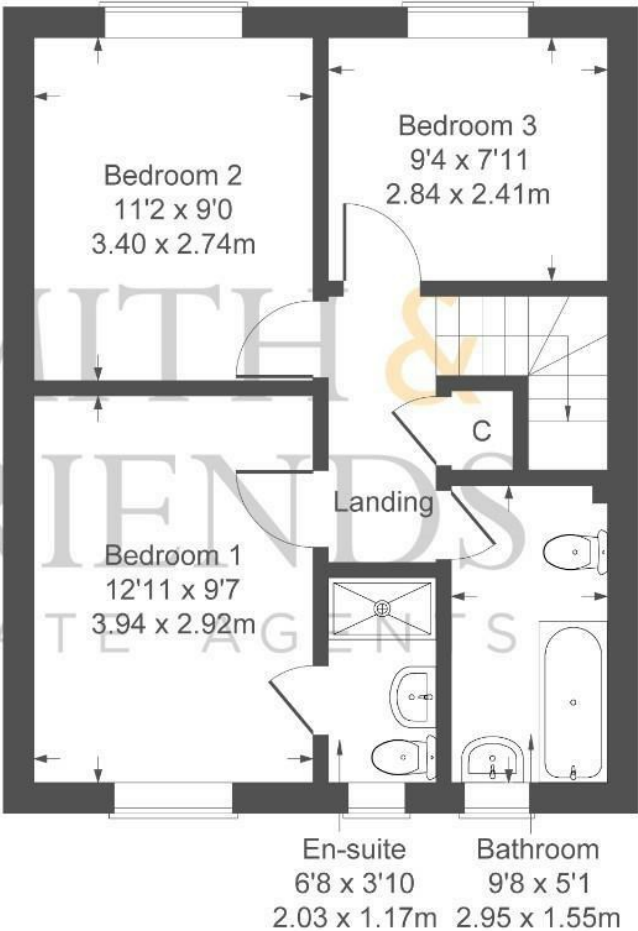


# Sedgewick Close

Approximate Gross Internal Area  
836 sq ft - 78 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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