



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A recently decorated three bedroom semi-detached property located on Fulbeck Close, forming part of the Fulford Grange development by Yuill Homes. Built to the popular 'Clifton' design with uPVC double glazing, gas central heating and brand new flooring throughout. An ideal purchase for a first time buyer or young family, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to a spacious through lounge/dining room, the dining area incorporating French doors to the rear garden. The kitchen features units to base and wall level with a built-in oven, hob and extractor included. A useful guest cloakroom/WC completes the ground floor. To the first floor are three good size bedrooms, the master with built-in wardrobes and en-suite shower room. The remaining bedrooms are served by the family bathroom. Externally is a low maintenance front garden, with a driveway providing useful off street parking. The enclosed rear garden has lawn and patios areas. The garage features an up and over door and integral door from the kitchen. Fulbeck Close is located off Brierton Lane, close to both schools and amenities. VIEWING RECOMMENDED.

Fulbeck Close, Hartlepool, TS25 5TU

3 Bedroom - House - Semi-Detached

£160,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed entrance door, newly fitted carpet, staircase to the first floor, single radiator.

THROUGH LOUNGE/DINING ROOM

15'3 x 9'11 plus 8' x 7'7 (4.65m x 3.02m plus 2.44m x 2.31m)

A spacious through lounge/dining room with uPVC double glazed window to the front aspect, uPVC double glazed French doors from the dining area to the garden, feature fire surround with electric fire, newly fitted carpet, double radiator to lounge area, single radiator to dining area, under stairs storage cupboard, access to:

KITCHEN

11' x 8' (3.35m x 2.44m)

Fitted with a range of cream 'shaker' style units to base and wall level with roll-top work surfaces in an 'L' shaped layout 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, recess for washing machine, recess for additional appliance, Ideal Exclusive gas central heating boiler, uPVC double glazed window to the rear aspect, double glazed door to the rear garden, integral door to the garage, newly fitted vinyl flooring, single radiator.

GROUND FLOOR WC

5'6 x 3' (1.68m x 0.91m)

Fitted with a two piece white suite comprising: wall mounted wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, newly fitted vinyl flooring, single radiator.

FIRST FLOOR

LANDING

Newly fitted carpet, hatch to loft space, built-in storage cupboard, access to:

BEDROOM ONE

11'2 x 9'11 (3.40m x 3.02m)

A good size master bedroom with uPVC double glazed box window to the front aspect, newly fitted carpet, single radiator, archway with 'his & hers' mirror fronted sliding wardrobes leading to the en-suite.

EN-SUITE SHOWER ROOM/WC

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

Fitted with a three piece suite comprising: double shower cubicle with chrome frame and space saving folding door, pedestal wash hand basin with central mixer tap, low level WC, tiling to splashback, being full height to shower level, newly fitted vinyl flooring, wall mounted mirror fronted vanity cabinet, uPVC double glazed frosted window to the front aspect, single radiator.

BEDROOM TWO

9'6 x 8'8 (2.90m x 2.64m)

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

BEDROOM THREE

9'4 x 6'7 (2.84m x 2.01m)

Built-in double wardrobe, uPVC double glazed window overlooking the rear garden, newly fitted carpet, single radiator.

BATHROOM/WC

6'3 x 5'9 (1.91m x 1.75m)

Fitted with a three piece white suite comprising: panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, tiling to splashback, newly fitted vinyl flooring, uPVC double glazed frosted window to the rear aspect, extractor fan, single radiator.

EXTERNALLY

The property features a part lawned front garden, with a paved driveway in front of the garage providing useful off street parking. The enclosed rear garden enjoys a westerly aspect and incorporates a flagstone patio area, with lawn and established border with fenced boundaries.



GARAGE

16'6" x 8' (5.03m x 2.44m)

Accessed via an up and over door to the front, integral door from the kitchen, 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.



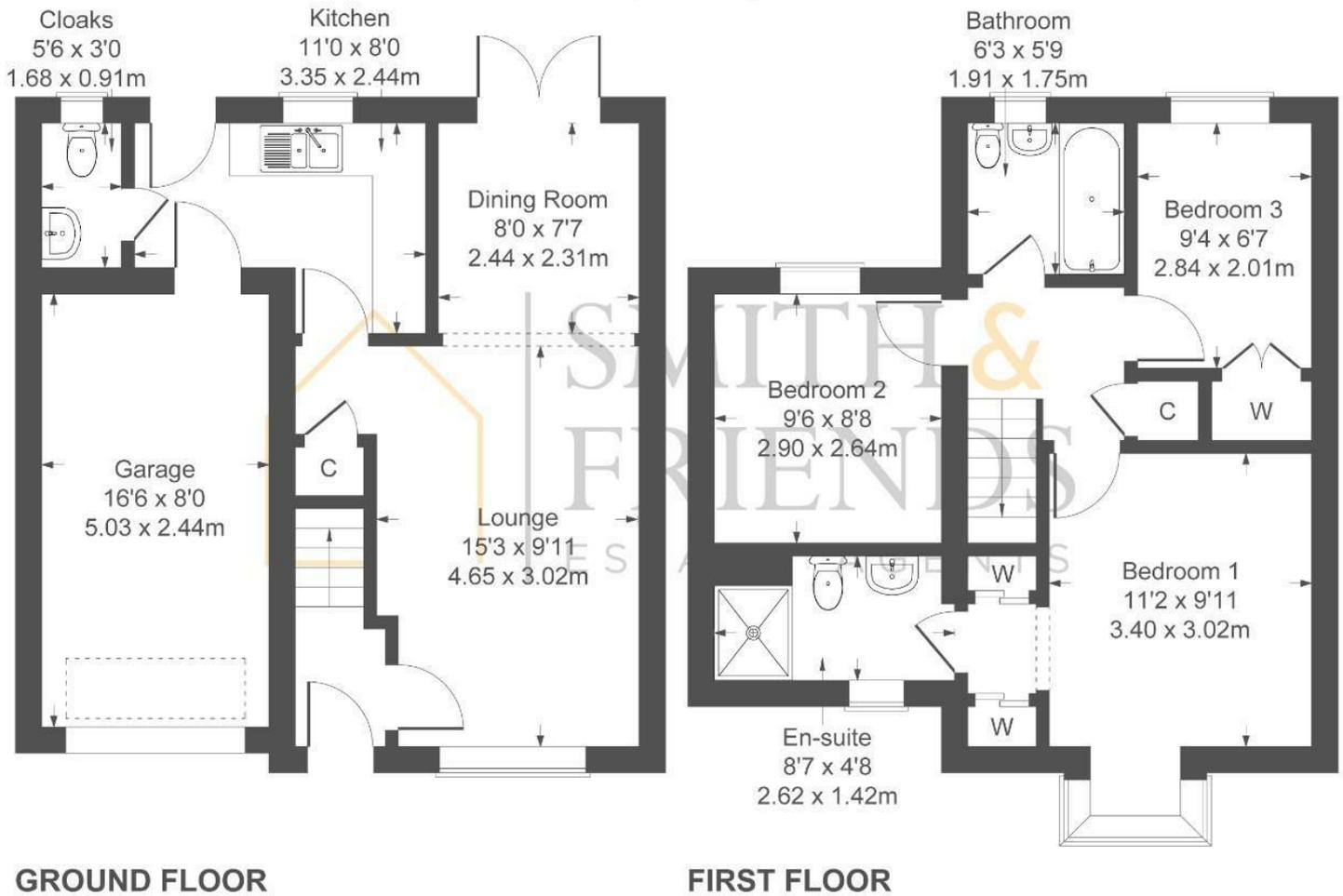
Fulbeck Close, Hartlepool, TS25 5TU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(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

22 Fulbeck Close

Approximate Gross Internal Area
988 sq ft - 92 sq m



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. 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.

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

