



WAS £84,950 NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A modern two bedroom mid terraced property which would make an ideal purchase for a first time buyer, young family or possible investment opportunity. The home is set back within the cul-de-sac, with low maintenance gardens and driveway for off street parking. The accommodation is warmed by gas central heating, features uPVC double glazing and benefits from a recently upgraded shower room. The full layout briefly comprises: direct entrance into a spacious lounge which incorporates stairs to the first floor and access into the full width kitchen/diner which incorporates units to base and wall level with a built-in oven, hob and extractor with further space for free standing appliances and door to the rear garden. To the first floor are two good sized bedrooms which are served by a modern shower room incorporating a three piece suite and chrome fittings. Externally is a low maintenance front with a driveway providing useful off street parking. The enclosed rear garden is paved with a storage shed included.

Brecongill Close, Hartlepool, TS24 8PH

2 Bedroom - House - Mid Terrace

£79,950

EPC Rating: C

Tenure: Freehold

Council Tax Band: A

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Brecongill Close, Hartlepool, TS24 8PH

GROUND FLOOR

ENTRANCE

Direct access into the lounge via uPVC double glazed entrance door.



LOUNGE

15'5 x 11'11 (4.70m x 3.63m)

A generous lounge fitted with modern laminate flooring, uPVC double glazed window to the front aspect, turned staircase to the first floor with fitted carpet, television point, double radiator.

KITCHEN/DINER

11'11 x 9'1 (3.63m x 2.77m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob above and three speed 'chimney' style extractor hood over, brushed stainless steel splashback, additional tiling to splashback areas, recess with plumbing for washing machine, dishwasher and space for tumble dryer, curved corner unit with chopping board, three drawer unit to base level, tinted display cabinets to eye level, double wine rack to eye level, uPVC double glazed window to the rear aspect, uPV double glazed French doors to the rear garden, concealed gas central heating boiler, convector radiator.



FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to:



BEDROOM ONE

11'11 x 9'1 (3.63m x 2.77m)

Wall to wall fitted wardrobes, uPVC double glazed window to the front aspect, fitted carpet, dado rail, single radiator.

BEDROOM TWO

11'11 x 7'1 (3.63m x 2.16m)

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



SHOWER ROOM/WC

9' x 4'8 (2.74m x 1.42m)

Recently upgraded with a modern three piece suite and chrome fittings comprising: shower enclosure with chrome overhead shower and separate attachment, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with white gloss back and vanity area above, attractive PVC panelling to splashback areas, fitted extractor fan, useful storage cupboard, modern grey radiator.



OUTSIDE

The property features a low maintenance front, with a driveway providing useful off street parking, whilst the enclosed rear garden has been paved with fenced boundaries and includes a useful timber storage shed.

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.

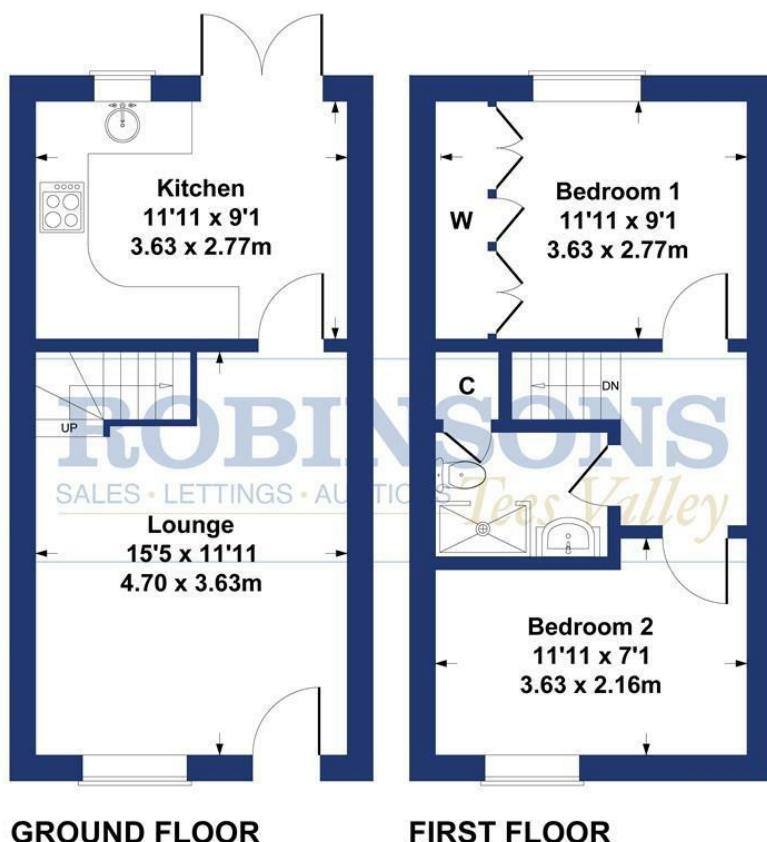


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Brecongill Close

Approximate Gross Internal Area

596 sq ft - 55 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	89
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Robinsons Tees Valley
Hartlepool Sales, TS26 9DE
01429 891100

hartlepool@robinsonsteesvalley.co.uk