



**Tintagel Close, Hartlepool, TS27 3NA**  
**3 Bed - House - Detached**  
**£210,000**

**Council Tax Band: D**  
**EPC Rating: B**  
**Tenure: Freehold**



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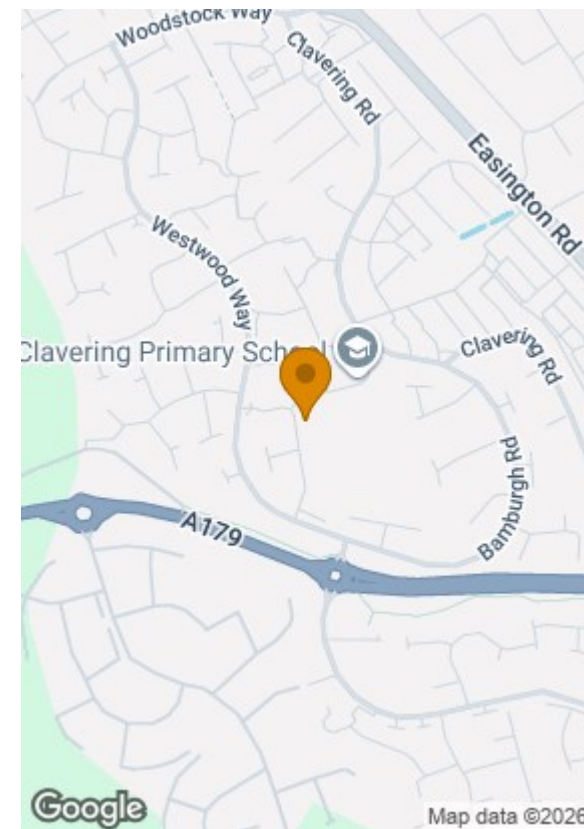
## Tintagel Close, TS27 3NA

Having been remodelled and tastefully upgraded this modern detached property offers spacious open plan accommodation that benefits from THREE DOUBLE BEDROOMS (master with en-suite) and two reception rooms. The home occupies a pleasant corner plot position within this popular development and would make an ideal purchase for a variety of buyers. An internal viewing is recommended to appreciate the accommodation on offer, with further benefits including solar panels, gas central heating, uPVC double glazing and off street parking. The full layout comprises: entrance hallway , with access to the second reception (garage conversion), 'L' shaped open plan lounge/dining area and well fitted modern kitchen, utility and useful downstairs toilet. To the first floor are three double bedrooms, (en-suite to bedroom one) and the family bathroom. Externally, the enclosed rear garden affords a good degree of privacy and is laid to lawn with a paved patio area. The open plan front garden is laid to lawn with a block paved driveway.









| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 84      | 87                      |
| (69-80) <b>C</b>                            |         |                         |
| (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 |

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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