

Bellasis Grove, Hartlepool, TS27 3PL
3 Bed - House - Semi-Detached
£140,000

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

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Bellasis Grove, TS27 3PL

An impressive three bedroom semi-detached home occupying a pleasant position on Bellasis Grove, offering recently improved accommodation with a superb refitted kitchen and modern bathroom. Ideally suited to first time buyers and families, the property benefits from gas central heating, uPVC double glazing, an attached garage, off street parking and a useful brick-built outhouse currently used as a utility room.

The accommodation comprises: entrance porch featuring a handy cloaks cupboard, generous dual aspect lounge with patio doors opening onto the rear garden. The modern open plan kitchen/diner provides an excellent space for entertaining and is fitted with contemporary gloss units and a built-in oven, hob and extractor. A rear lobby offers access to the garden and a convenient ground floor WC. The external utility room provides additional space for appliances and storage. To the first floor are three well proportioned bedrooms and a modern bathroom fitted with a three piece white suite complemented by chrome fittings.

Externally, the front and side gardens are predominantly laid to lawn, while the driveway provides off street parking for two vehicles in front of the attached garage. The low maintenance rear is mainly pebbled, with a decked patio. Viewing is highly recommended to appreciate the accommodation on offer.

GROUND FLOOR

ENTRANCE PORCH
3'9 x 5'8 (1.14m x 1.73m)
Accessed via uPVC double glazed entrance door with matching uPVC double glazed side screen, useful built-in cloaks cupboard, modern laminate flooring, glazed internal door through to the kitchen/diner.

DUAL ASPECT LOUNGE
18'2 x 10'2 (5.54m x 3.10m)
A generous dual aspect lounge which incorporates a large uPVC double glazed window to the front aspect, uPVC double glazed patio doors to the rear garden, fitted carpet, double radiator.

OPEN PLAN KITCHEN/DINER
17'10 x 13'2 (5.44m x 4.01m)
Fitted with a modern range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, attractive tiling to splashback, space for free standing fridge/freezer, modern laminate flooring, uPVC double glazed windows to the front and rear aspects, dining space, under stairs storage cupboard, inset spotlighting, wall mounted television point, convector radiator.

REAR LOBBY
3' x 5'4 (0.91m x 1.63m)
uPVC double glazed door to the rear garden, laminate flooring, access to the ground floor cloakroom/WC.

GROUND FLOOR WC
3'2 x 5'8 (0.97m x 1.73m)
Fitted with a two piece suite comprising: corner wash hand basin with central mixer tap and tiled splashback, wall mounted WC, matching laminate flooring, uPVC double glazed window to the rear aspect.

FIRST FLOOR

LANDING
5'6 x 8'8 (1.68m x 2.64m)
Built-in storage cupboard, uPVC double glazed window to the rear aspect, fitted carpet, hatch to loft space.

BEDROOM ONE
12'2 x 10'4 (3.71m x 3.15m)
A good size master bedroom with uPVC double glazed window to the front aspect, built-in storage cupboard/wardrobe, fitted carpet, convector radiator.

BEDROOM TWO
9'8 x 10'3 (2.95m x 3.12m)
Over stairs wardrobe/storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM THREE
7'11 x 7'5 (2.41m x 2.26m)
Part panelled wall, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

BATHROOM/WC
5'6 x 7'3 (1.68m x 2.21m)
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and electric shower over, protective glass shower screen, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, tiling to splashback, uPVC double glazed window to the rear aspect, extractor fan, convector radiator.

EXTERNALLY
The property features a low maintenance, part lawned front and side garden, with the enclosed rear garden featuring loose pebbles, decked patio, paved walkway and gated access.

EXTERNAL UTILITY
9'8 x 5'9 (2.95m x 1.75m)
Offering space for further appliances with fitted worktop and personal door from the rear garden.

GARAGE
15'10 x 8'3 (4.83m x 2.51m)
Up and over access door to the rear, personal door from the front, lighting and power points.

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.





























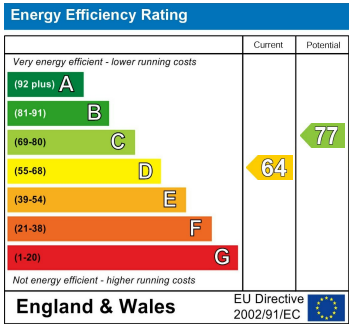

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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.

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

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