



REDUCED NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A spacious FOUR BEDROOM mid terraced property offering upgraded accommodation that benefits from TWO RECEPTION ROOMS, modern fitted kitchen and first floor bathroom. An ideal purchase for family requirements, with accommodation that further benefits from gas central heating, uPVC double glazing and generous rear garden. The internal layout comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to both reception rooms, the rear reception room leads to the kitchen which in turn gives access to the rear lobby with two useful outhouses and WC. To the first floor, from the half landing is access to bedroom three and the family bathroom which incorporates a three piece white suite and chrome fittings, the main landing gives access to a further three bedrooms. Externally is a low maintenance palisade to the front and generous enclosed rear garden, ideal for families. Thornhill Gardens is well situated within easy access to local schools and amenities. VIEWING RECOMMENDED.

Thornhill Gardens, Hartlepool, TS26 0JF
4 Bed - House - Mid Terrace
£149,950
EPC Rating: E
Council Tax Band: B
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Thornhill Gardens, Hartlepool, TS26 0JF

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, fitted carpet, dado rail, coved ceiling.

ENTRANCE HALL

Spindled staircase to the first floor with newel post, fitted carpet, feature archway, single radiator.

FRONT LOUNGE

14'3 x 13'6 (4.34m x 4.11m)

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

REAR RECEPTION ROOM

13'6 x 12'5 (4.11m x 3.78m)

uPVC doubled glazed window to the rear aspect, feature fire surround with electric fire, fitted carpet, shelving and storage to alcove, useful under stairs storage cupboard, fitted carpet, single radiator.

KITCHEN

9'11 x 7'6 (3.02m x 2.29m)

Fitted with a modern range of units to base and wall level with complementing work surfaces, incorporating an inset single drainer stainless steel sink unit with mixer tap, space for free standing appliances including recess for cooker, tiling to splashback, uPVC double glazed window to the side aspect.

REAR LOBBY

Access to two useful outhouses, door to the rear garden and access to the WC.

GROUND FLOOR WC

Fitted with a wall mounted WC.

FIRST FLOOR HALF LANDING

Fitted carpet, access to bedroom three and family bathroom.

BEDROOM THREE

10'6 x 7'6 (3.20m x 2.29m)

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

FAMILY BATHROOM/WC

7'4 x 4'6 (2.24m x 1.37m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, convector radiator.

MAIN LANDING

Fitted carpet, built-in storage cupboard, access to:



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, conveyancing and removal 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) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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