



Birchill Gardens, TS26 0JT
3 Bed - House - Semi-Detached
£175,000

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



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FRIENDS**
ESTATE AGENTS

Birchill Gardens Hartlepool TS26 0JT

An impressive THREE BEDROOM semi-detached property occupying a pleasant position on Birchill Gardens with a generous westerly aspect rear garden and large garage. The home offers well presented accommodation ideal for family requirements with TWO RECEPTION ROOMS and a beautiful refitted bathroom. The property further benefits from uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to two connecting reception rooms, the rear reception room incorporating French doors to the garden. The kitchen is fitted with units to base and wall level and includes a range of built-in appliances. To the first floor are three bedrooms and the stunning family bathroom which is fitted with a four piece suite and chrome fittings. Externally is a low maintenance front, with a shared driveway running alongside the property to the garage. The generous enclosed rear garden features lawn and patio areas. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE PORCH

8'5 x 3' (2.57m x 0.91m)

Accessed via uPVC double glazed entrance door with matching side screens, fitted carpet, panelled ceiling, glazed internal door through to the entrance hall with matching side screens.

ENTRANCE HALL

5'7 x 14'5 (1.70m x 4.39m)

Staircase to the first floor with useful under stairs storage cupboard, fitted carpet, coving to ceiling, radiator with cover included.

FRONT RECEPTION ROOM

12' x 13'2 (3.66m x 4.01m)

uPVC double glazed bay window to the front aspect, fitted carpet, wall mounted television point, coving to ceiling, double radiator to the bay, double doors through to the rear reception room.

REAR RECEPTION ROOM

11'4 x 15'8 (3.45m x 4.78m)

A spacious rear reception room which incorporates uPVC double glazed French doors with matching side screens to the rear garden, wall mounted electric fire, fitted carpet, coving to ceiling, double radiator.

KITCHEN

6' x 12'3 (1.83m x 3.73m)

Fitted with a 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 gas hob above and extractor hood over, all finished in brushed stainless steel, tiling to base level, concealed gas central heating boiler, uPVC double glazed window to the rear aspect, tiled flooring, inset spotlighting to the ceiling, uPVC double glazed window to the side aspect, uPVC double glazed door to the side.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, access to:

BEDROOM ONE

9'4 x 11'11 (2.84m x 3.63m)

A good size master bedroom which benefits from mirror fronted

sliding wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, dado rail, coving to ceiling, single radiator.

BEDROOM TWO

8'2 x 14' (2.49m x 4.27m)

uPVC double glazed bay window to the front aspect, wall to wall mirror fronted sliding wardrobes, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

7'5 x 7'11 (2.26m x 2.41m)

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

FAMILY BATHROOM/WC

6'6 x 8'2 (1.98m x 2.49m)

Fitted with a beautiful four piece suite and chrome fittings comprising: tiled bath with chrome mixer tap and shower attachment, corner shower cubicle with chrome frame, glass panelled door, chrome overhead shower and separate attachment, inset wash hand basin with central mixer tap and vanity cabinet below, close coupled WC, attractive tiling to walls, panelling and inset spotlighting to the ceiling, extractor fan, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property occupies a slightly elevated position with a low maintenance front garden which incorporates a lawn, brick boundary and paved walkway. A shared driveway running alongside the property continues to the garage, with a gate opening to the generous rear garden with lower patio and raised lawned areas with fenced boundaries and additional patio.

GARAGE

10'1 x 17'2 (3.07m x 5.23m)

Accessed via roller door to the front, two uPVC double glazed windows to the side aspect, 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.



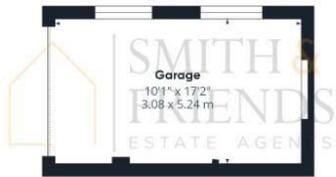




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
1108 ft²
102.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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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