



**\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\*** A spacious semi-detached property occupying a pleasant position on Tintagel Close with a SOUTH FACING REAR GARDEN. The home offers accommodation ideal for a first time buyer or young family, with three generous bedrooms, large lounge and the addition of a conservatory extension to the rear. The property further features uPVC double glazing, gas central heating and alarm system. The full layout comprises: entrance porch through to the open plan lounge/dining room which links to the conservatory and kitchen. To the first floor are three good size bedrooms, the master with an ensuite shower room, and the family bathroom which incorporates a three piece suite. Externally is a low maintenance front, double length drive, garage and south facing rear garden. Tintagel Close is located in the popular Highfields area of Hartlepool, connecting to the Clavinging estate, close to Bishop Cuthbert and with easy access to the A19. **VIEWING RECOMMENDED.**

**Tintagel Close, Hartlepool, TS27 3NA**

**3 Bedroom - House - Semi-Detached**

**£160,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



## GROUND FLOOR

### ENTRANCE PORCH

2'11 x 4'2 (0.89m x 1.27m)

Accessed via uPVC double glazed entrance door, fitted carpet, single radiator, door through to:

### THROUGH LOUNGE/DINING ROOM

10'6 x 23' (3.20m x 7.01m)

A spacious through lounge/dining room with uPVC double glazed bay window to the front aspect, double glazed patio doors to the conservatory extension, fitted carpet, coving to ceiling, two double radiators, television point, closed off staircase to the first floor, access door to the kitchen.



### CONSERVATORY EXTENSION

7'6 x 7'7 (2.29m x 2.31m)

uPVC double glazed windows and door to the rear garden, tiled flooring.



### KITCHEN

8'2 x 12'3 (2.49m 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 one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for cooker with extractor hood over, tiling to splashback, recess with plumbing for washing machine, space for free standing fridge/freezer, Glow-worm gas central heating boiler, laminate flooring, uPVC double glazed door and window to the rear, double radiator.



## FIRST FLOOR

### LANDING

Accessed via turned staircase, built-in storage cupboard, fitted carpet, access to:

### BEDROOM ONE

9'1 x 11' (2.77m x 3.35m)

A good size master bedroom with mirror fronted sliding wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.



### EN-SUITE SHOWER ROOM/WC

5' x 5'3 (1.52m x 1.60m)

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, pedestal wash hand basin with central mixer tap, close coupled WC, tiling to splashback, being full height to shower level, 'tile' effect laminate flooring, uPVC double glazed frosted window to the rear aspect, single radiator.

### BEDROOM TWO

9'2 x 9'8 (2.79m x 2.95m)

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

### BEDROOM THREE

9'11 x 8'3 (3.02m x 2.51m)

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



### FAMILY BATHROOM/WC

4'8 x 8' (1.42m x 2.44m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with central mixer tap, close coupled WC, tiling to splashback, 'tile' effect laminate flooring, uPVC double glazed frosted window to the rear aspect, extractor fan, wall mounted mirror fronted vanity cabinet, single radiator.

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## EXTERNALLY

The property occupies a pleasant set back position on Tintagel Close with a low maintenance open plan, part lawned front garden. A double length block paved driveway provides useful off street parking, with a gate to the side leading through to the south facing enclosed rear garden, with lower patio, raised lawn, planted border and fenced boundaries.

## GARAGE

8'1 x 16'4 (2.46m x 4.98m)

Accessed via an up and over door to the front, lighting and power points.

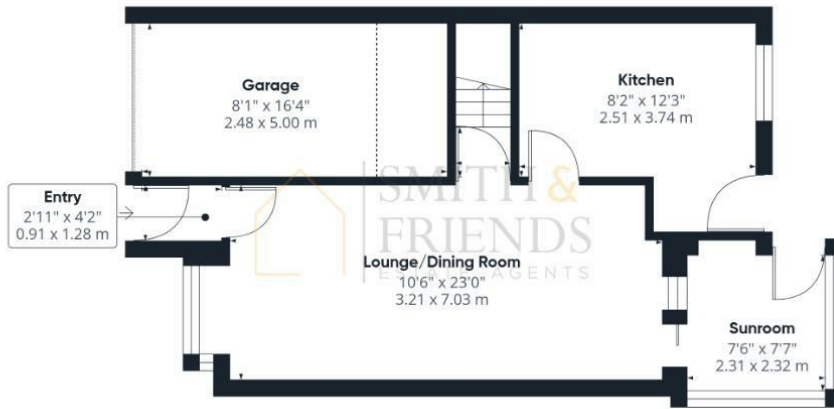
## NB

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	83
EU Directive 2002/91/EC			

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Ground Floor



Floor 1



Approximate total area<sup>®</sup>

1000 ft<sup>2</sup>  
92.9 m<sup>2</sup>

Reduced headroom

31 ft<sup>2</sup>  
2.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE 360

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. We 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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