



**\*\* NO CHAIN INVOLVED \*\*** A stunning three bedroom semi detached house occupying a corner plot and was the former the show home. Immaculate throughout, modernised and improved by the current owner, viewing is essential to fully appreciate this lovely property. Features include gas central heating and uPVC double glazing. Briefly comprising: hall, cloakroom/WC, lounge, impressive kitchen/diner including built-in double oven, hob, extractor, integrated fridge and freezer, integrated dishwasher and washing machine, three bedrooms, plus an attractive bathroom/WC fitted in white. Externally are landscaped gardens to front and rear, with a driveway to the rear leading to the attached garage.

**Inglefield, Hartlepool, TS25 1RN**

**3 Bed - House - Semi-Detached**

**£160,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**

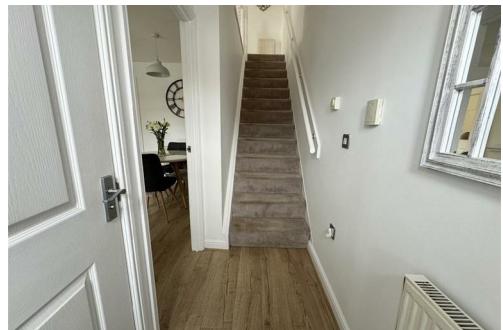


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## GROUND FLOOR

### ENTRANCE HALLWAY

uPVC double glazed glass panelled door, radiator, staircase to first floor landing.



### DOWNSTAIRS TOILET

Fitted with a white and chrome suite comprising: low level WC, pedestal wash hand basin, uPVC double glazed window, radiator.



### DINING KITCHEN

Stunning fitted kitchen with a range of white high gloss wall, base and drawer units with matching worktops, inset sink and drainer, four ring gas hob with illuminating extractor and double oven, integrated dishwasher, washing machine and fridge freezer, uPVC double glazed window, radiator.

### LOUNGE

uPVC double glazed French doors opening onto the rear garden, uPVC double glazed window, radiator.

## FIRST FLOOR

### BEDROOM 1 (front)

Two uPVC double glazed windows to front, radiator.



### BEDROOM 2 (rear)

uPVC double glazed window to rear, radiator.

### BEDROOM 3 (rear)

uPVC double glazed window to rear, radiator.

### FAMILY BATHROOM/WC

Fitted with a white and chrome suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, co-ordinated tiled walls, radiator, uPVC double glazed window.



## EXTERNALLY

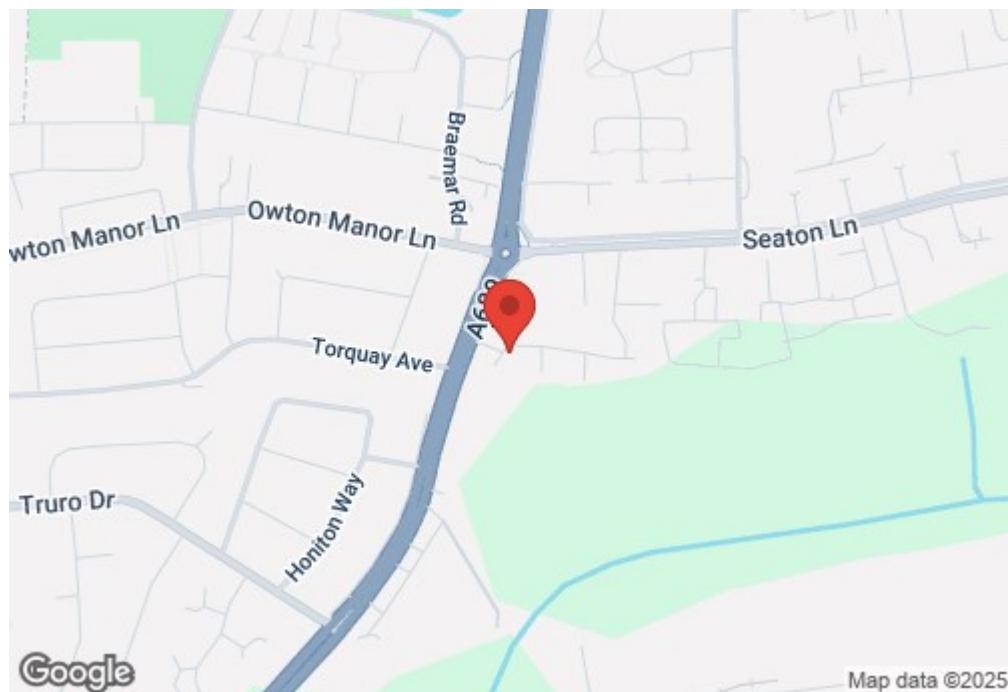
To the front of the property is a small forecourt garden, whilst to the side is a driveway leading to a SINGLE ALARMED GARAGE. To the rear is a landscaped, well stocked garden.

## NB

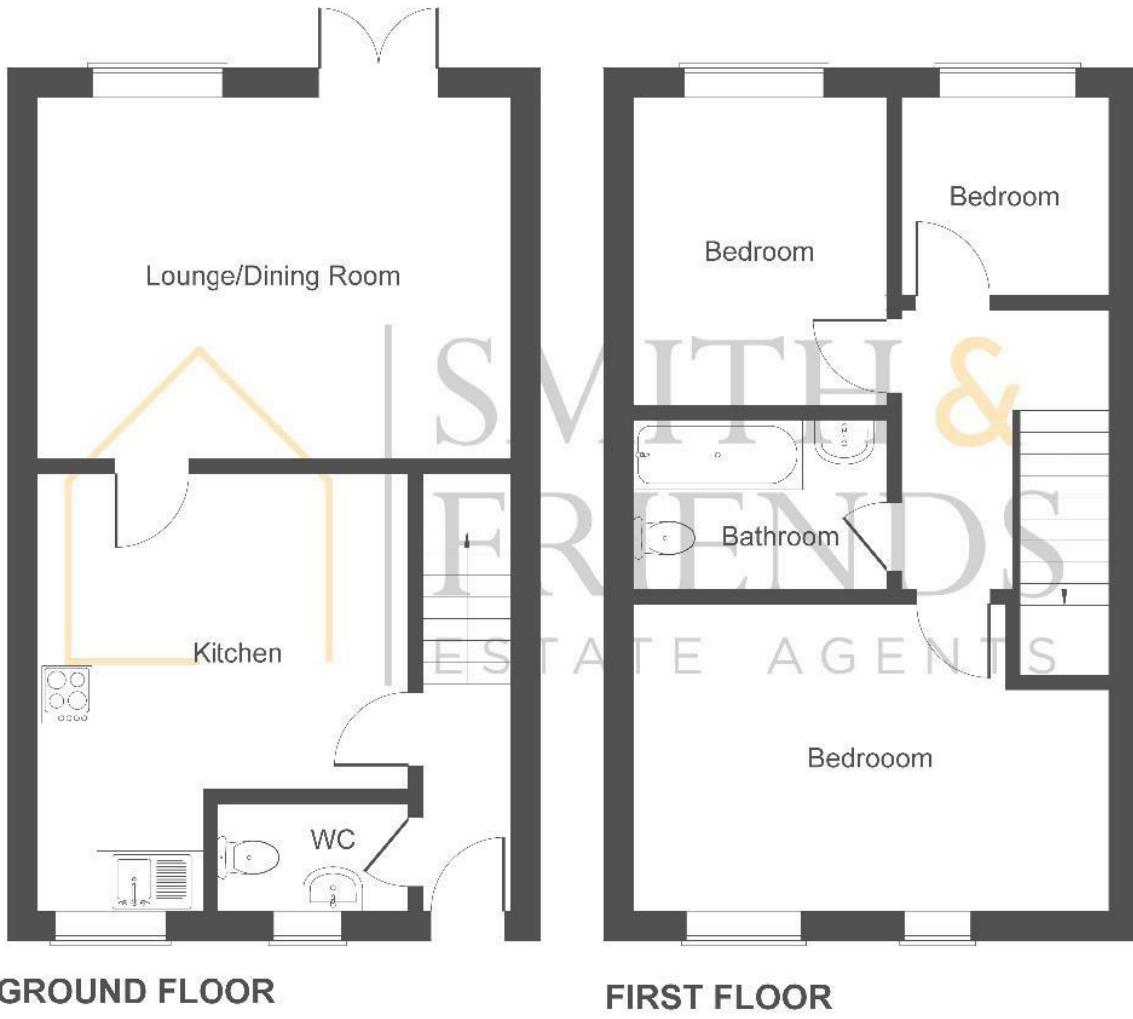
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Inglefield, Hartlepool, TS25 1RN



# Inglefield



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(69-80) C		
(55-68) 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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