



A beautifully upgraded and remodelled two bedroom semi detached property occupying a prime position on Brunel Close, with the benefit of low maintenance gardens and off street parking for three to four cars. The home would make an ideal purchase for a first time buyer, young family or those looking to downsize, with an impressive kitchen and stunning four piece family bathroom. A credit to its current owners, the home offers accommodation ready for immediate occupancy with attractive décor which is complemented by upgraded fixtures and fittings. The home is warmed by gas central heating and features upgraded uPVC double glazing. An internal viewing truly is essential to appreciate everything on offer, whilst the layout briefly comprises: entrance porch through to a spacious lounge incorporating stairs to the first floor and access to the conservatory and kitchen/breakfast room with quality fitted units to base and wall level and including a built-in oven, and hob. To the first floor are two good sized bedrooms, they are served by the stunning four piece family bathroom. Externally, the gardens to the front and rear should prove to be low maintenance, the front being part pebbled and tarmacked, whilst the rear garden is low maintenance.

**Brunel Close, Hartlepool, TS24 0UF**

**2 Bed - House - Semi-Detached**

**£130,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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ESTATE AGENTS



# Brunel Close, Hartlepool, TS24 0UF



## GROUND FLOOR

### ENTRANCE PORCH

uPVC double glazed glass panelled door, double glazed door into the lounge.

### LOUNGE

19'8 x 7'11 (5.99m x 2.41m)

uPVC double glazed window to front, two radiators, staircase to first floor landing, uPVC double glazed glass panelled door into the conservatory, opening into the breakfast kitchen.



### BREAKFAST KITCHEN

19'8 x 7'11 (5.99m x 2.41m)

Fitted with a range of modern white high gloss wall, base and drawer units, with 'woodblock' effect worktops and splashback tiling, inset sink and drainer with mixer tap, four ring electric hob, with illuminating extractor and fan assisted oven, plumbing for washing machine and space for fridge and freezer, uPVC double glazed windows to front and rear.



### CONSERVATORY

uPVC double glazed glass panelled door opening onto the rear garden.

## FIRST FLOOR

### LANDING

uPVC double glazed window to rear, access to loft.

### BEDROOM (front)

12'3 x 8'8 (3.73m x 2.64m)

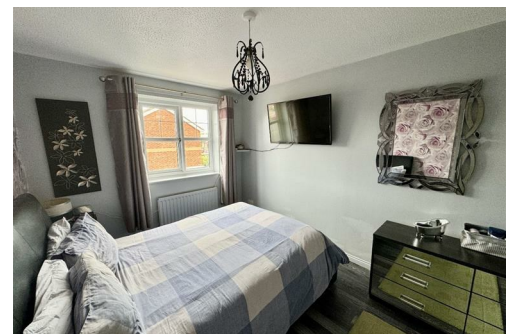
uPVC double glazed window and radiator.



### BEDROOM (front)

10'7 x 6'2 (3.23m x 1.88m)

uPVC double glazed window and radiator.



### FAMILY BATHROOM/WC

Stunning four piece white and chrome suite comprising: double width walk-in shower with wall mounted electric shower, free standing bath, wash hand basin with vanity storage and low level WC; uPVC double glazed window to rear and heated chrome towel rail.

### EXTERNALLY

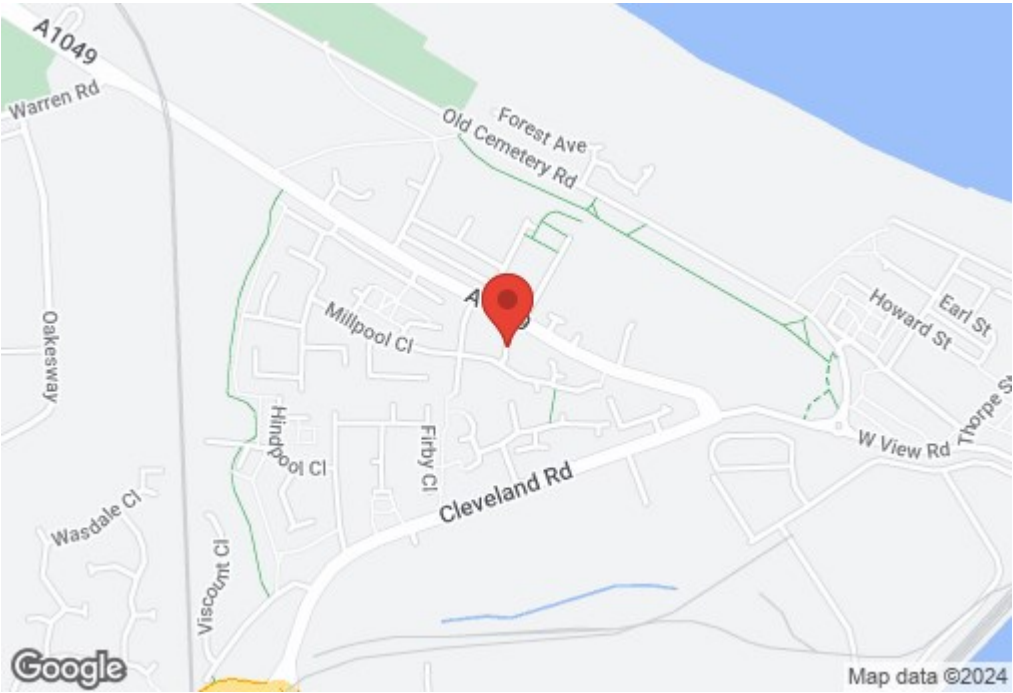
Both the gardens to the front and rear should prove to be low maintenance, the front being part pebbled, whilst the rear garden is low maintenance.

### 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.

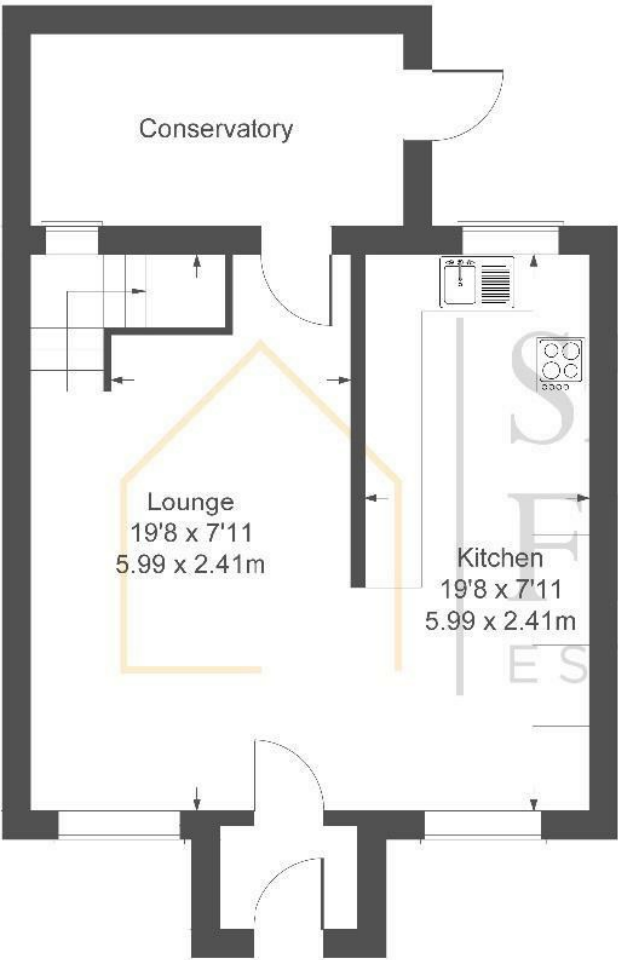


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Brunel Close

Approximate Gross Internal Area  
814 sq ft - 76 sq m



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		89
(81-91) B		
(69-80) C	70	
(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	