



Stonechat Close, Hartlepool, TS26 0SE
3 Bed - House - Semi-Detached
£165,000

Council Tax Band:
EPC Rating: C
Tenure: Freehold



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Stonechat Close, TS26 0SE

A pleasantly positioned THREE BEDROOM semi-detached property offering modern accommodation with a recently upgraded kitchen, shower room and en-suite. An ideal purchase for a first time buyer or family with further benefits including gas central heating, uPVC double glazing and alarm system. An internal viewing comes recommended with a layout which briefly comprises; entrance porch through to a generous dual aspect lounge/dining room with patio doors to the rear garden, the kitchen incorporates an attractive range of units and includes a built in oven, hob, extractor and dishwasher. To the first floor are three good size bedrooms, the master with mirrored wardrobes and en-suite shower room. The remaining bedrooms are served by a recently converted shower room/wet room. Externally is a low maintenance front which has been block paved to provide useful off street parking for three cars whilst leading to the garage. The enclosed rear garden enjoys a WESTERLY ASPECT with lawn and patio areas. Stonechat Close is located off Whinchat Close which is convenient for both schools and amenities. VIEWING RECOMMENDED.

GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, fitted with laminate flooring, single radiator, internal door to:

LOUNGE/DINING ROOM

23'2 x 10'7

A spacious through lounge/dining room with uPVC double glazed bay window to the front aspect and uPVC double glazed patio doors to the rear garden, fitted with laminate flooring, dado rail, coving to ceiling. two radiators, access to the kitchen and inner stairs

INNER STAIRS

Turned staircase to the first floor (stair lift will be removed).

KITCHEN

12'1 x 8'2

Fitted with an attractive range of units to base and wall level with complimenting work surfaces and matching splashback, incorporating an inset one and a half bowl single drainer sink with mixer tap, built in electric oven with separate five ring gas hob and extractor over, integrated slimline dishwasher, recess with plumbing for washing machine, space for free standing fridge/freezer, concealed gas central heating boiler, fitted with laminate flooring, uPVC double glazed door to the rear garden, uPVC double glazed window to the rear, inset spot lights to the ceiling, convector radiator.

FIRST FLOOR

LANDING

Access to bedrooms and shower room.

BEDROOM ONE

10'10 x 9'1

A spacious master bedroom with uPVC double glazed window overlooking the rear garden, mirrored wardrobes, fitted carpet, single radiator.

EN-SUITE SHOWER ROOM

5'2 x 5'0

Fitted with a modern three piece suite and chrome fittings comprising; corner

shower cubicle with chrome frame, glass panelled sliding doors and overhead shower, pedestal wash hand basin with mixer tap, close coupled WC, attractive tiled splashback, uPVC double glazed window to the rear, chrome heated towel radiator.

BEDROOM TWO

9'6 x 9'1

A good size second bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator, hatch to loft space.

BEDROOM THREE

9'11 x 8'0

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

SHOWER ROOM / WET ROOM

7'10 x 4'5

Recently converted into a wet room with with 'Mira Advance' electric shower, inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, modern panelling to splashback, gripped flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

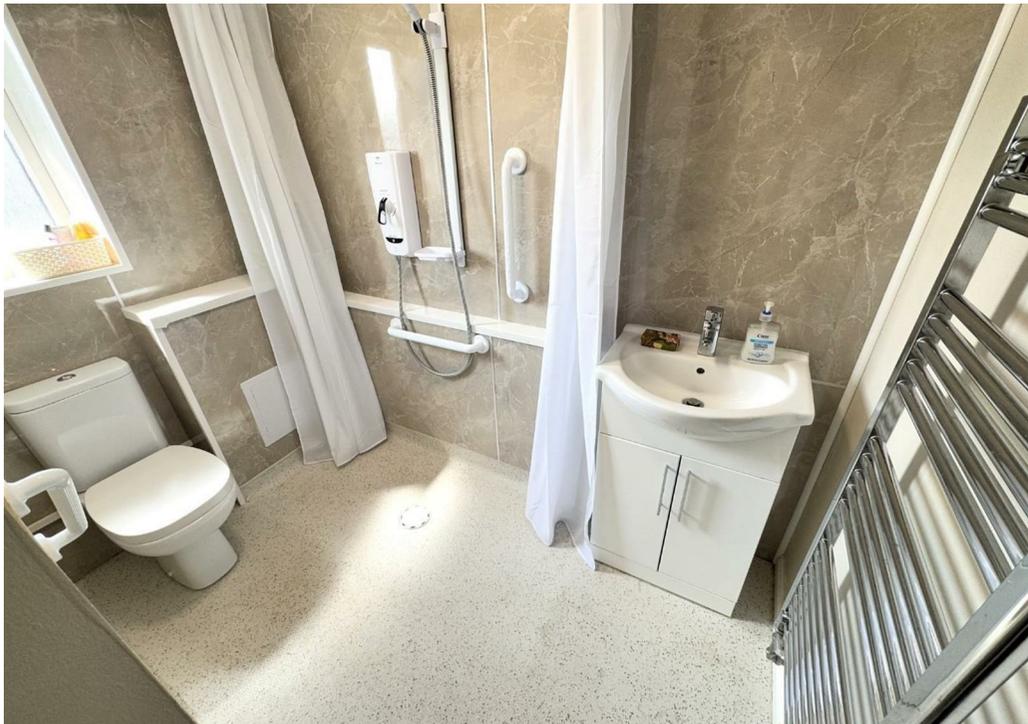
The property offers a low maintenance front which is block paved to provide off street parking for up to three cars (ramp to be removed). A gate to the side leads through to enclosed west facing rear garden with lawn, planted border, patio, fenced boundaries and timber storage shed.

GARAGE

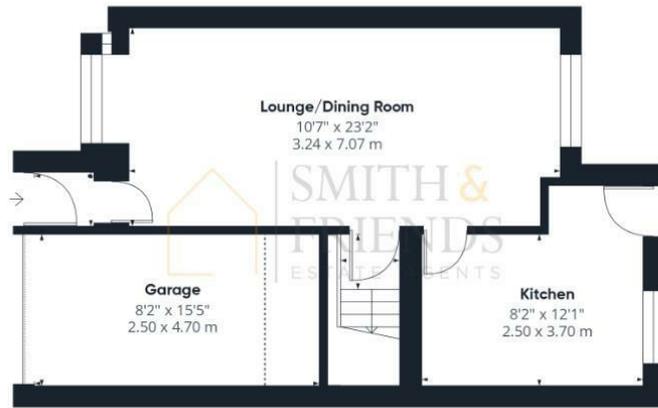
15'5 x 8'2

Up and over access door to the front, lighting, sockets and eaves storage.









Ground Floor



Floor 1

Approximate total area^m

933 ft²
86.7 m²

Reduced headroom

25 ft²
2.3 m²

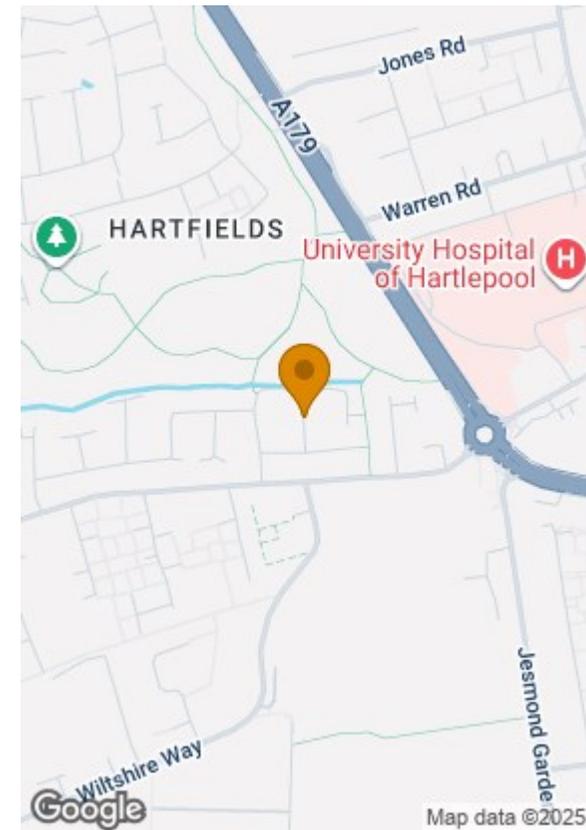
(1) Excluding balconies and terraces

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.

GIRAFFE360



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		
England & Wales	70	81
	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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