



A modern three bedroom semi-detached property, located in a popular part of the Bishop Cuthbert estate. The home offers accommodation ideal for a first time buyer or young family, with a cleverly converted garage that provides an additional sitting room. An internal viewing comes recommended, with further benefits including Karndean flooring to the ground floor, gas central heating, uPVC double glazing and burglar alarm system. The full layout comprises: welcoming entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, the generous rear lounge incorporates French doors to the rear garden and access to the converted garage which is currently used as a playroom. The kitchen/diner is fitted with a modern range of units and includes a built-in oven, hob and extractor. To the first floor are three bedrooms which are served by a modern family bathroom which incorporates a three piece suite and chrome fittings. Externally is a low maintenance open plan front garden, with a driveway providing useful off street parking. The good size rear garden features lawn and patio areas. Jasmine Close is located off Cranesbill Avenue.

Jasmine Close, Hartlepool, TS26 0ZP

3 Bedroom - House - Semi-Detached

£180,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: C



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ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, attractive Karndean flooring, stairs to the first floor with under stairs storage cupboard, radiator, access to:

GUEST CLOAKROOM/WC

5'5 x 3'1 (1.65m x 0.94m)

Fitted with a modern two piece white suite comprising: pedestal wash hand basin with mixer tap, WC, tiled splashback, matching Karndean flooring, uPVC double glazed window to the front aspect, single radiator.

REAR LOUNGE

15'6 x 11'0 (4.72m x 3.35m)

A generous lounge with uPVC double glazed French doors to the rear garden with matching side screens, attractive Karndean flooring, display area, television point, single radiator.

CONVERTED GARAGE / SITTING ROOM

15'11 x 8'1 (4.85m x 2.46m)

Offering a variety of uses, with uPVC double glazed French doors to the rear garden, uPVC double glazed window to the front, Karndean flooring, radiator.

KITCHEN/DINER

13'9 x 8'1 (4.19m x 2.46m)

Fitted with a modern range of units to base and wall level with contrasting work surfaces and matching splashback, incorporating an inset one and a half bowl single drainer stainless steel sink with mixer tap, built-in oven, hob and extractor, all finished in brushed stainless steel with matching splashback, integrated fridge/freezer, washing machine and dishwasher, attractive Karndean flooring, uPVC double glazed window to the front aspect, radiator.

FIRST FLOOR

LANDING

Two built-in storage cupboards, hatch to loft space, access to:

BEDROOM ONE

14'3 x 8'7 (4.34m x 2.62m)

uPVC double glazed window to the rear aspect, radiator.

BEDROOM TWO

10'7 x 8'7 (3.23m x 2.62m)

uPVC double glazed window to the front aspect, radiator.

BEDROOM THREE

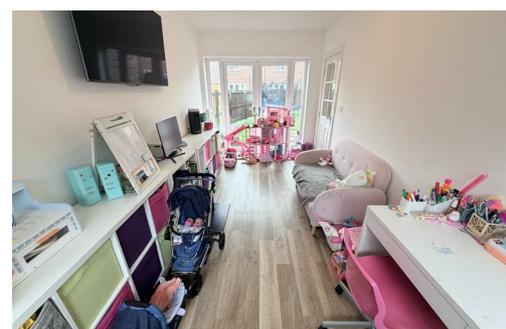
8'8 x 6'6 (2.64m x 1.98m)

uPVC double glazed window to the rear aspect, radiator.

FAMILY BATHROOM/WC

6'6 x 6'3 (1.98m x 1.91m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with mixer tap, low level WC, tiled splashback, uPVC double glazed window to the front aspect, radiator.

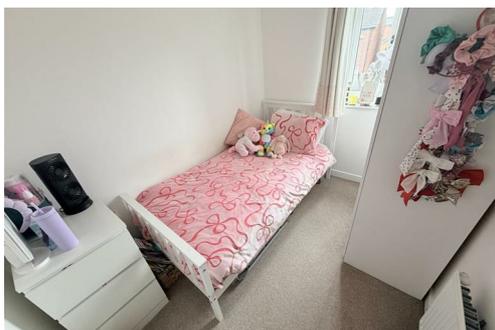
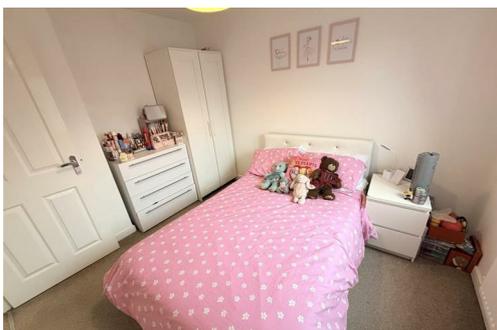


EXTERNALLY

The property features a low maintenance front garden, with a driveway providing useful off street parking. The enclosed rear garden has lawn and patio areas with fenced boundaries.

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.



Jasmine Close, Hartlepool, TS26 0ZP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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 	

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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