



**Hawksbit Close, Hartwell Park, TS27 3DF**  
**3 Bed - House - Semi-Detached**  
**£180,000**

**Council Tax Band: C**  
**EPC Rating: C**  
**Tenure: Freehold**



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## Hawksbit Close, Hartwell Park, TS27 3DF

Located within the highly desirable Hartwell Park development, this well presented three bedroom semi-detached home offers well planned living spaces perfectly suited to first-time buyers, growing families, and those looking to downsize. Briefly comprising of: entrance hall opening into the bright and inviting lounge at the front of the property; to the rear, the impressive dining kitchen has a comprehensive range of units and integrated appliances, with direct access and pleasant views over the rear garden. A convenient ground floor WC completes the ground floor accommodation. To the first floor are three well proportioned bedrooms (master with en-suite) and a modern family bathroom. Externally, the enclosed rear garden is laid to lawn with a paved patio area. Off street parking for two cars to the front.

### GROUND FLOOR

#### ENTRANCE

Entrance door, radiator.

#### CLOAKROOM/WC

White and chrome suite with low level WC and wash hand basin.

#### LOUNGE

13'9 x 12'2 (4.19m x 3.71m)  
uPVC double glazed window to front, radiator, understairs storage, staircase to first floor.

#### OPEN PLAN DINING KITCHEN

15'9 x 11'2 (4.80m x 3.40m)  
Fitted with a range of modern wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, plumbing for washing machine, integrated appliances include double oven, dishwasher and fridge/freezer, uPVC double glazed French doors opening onto the rear garden, radiator.

### FIRST FLOOR

#### BEDROOM

10'10 x 10'6 (3.30m x 3.20m)  
uPVC double glazed window to rear, radiator.

#### EN-SUITE

White and chrome suite with walk-in shower, wash hand basin and low level WC; co-ordinated tiled splashback, radiator.

#### BEDROOM

10'2 x 8'2 (3.10m x 2.49m)  
uPVC double glazed window to front, radiator.

#### BEDROOM

7'3 x 6'11 (2.21m x 2.11m)  
uPVC double glazed window to front, radiator.

#### FAMILY BATHROOM/WC

White and chrome suite with panelled bath, wash hand basin and low level WC; co-ordinated tiled splashback, radiator.

#### EXTERNALLY

The enclosed rear garden is mainly laid to lawn, with a sunny patio area. Off street parking for two cars to the front.

#### NB

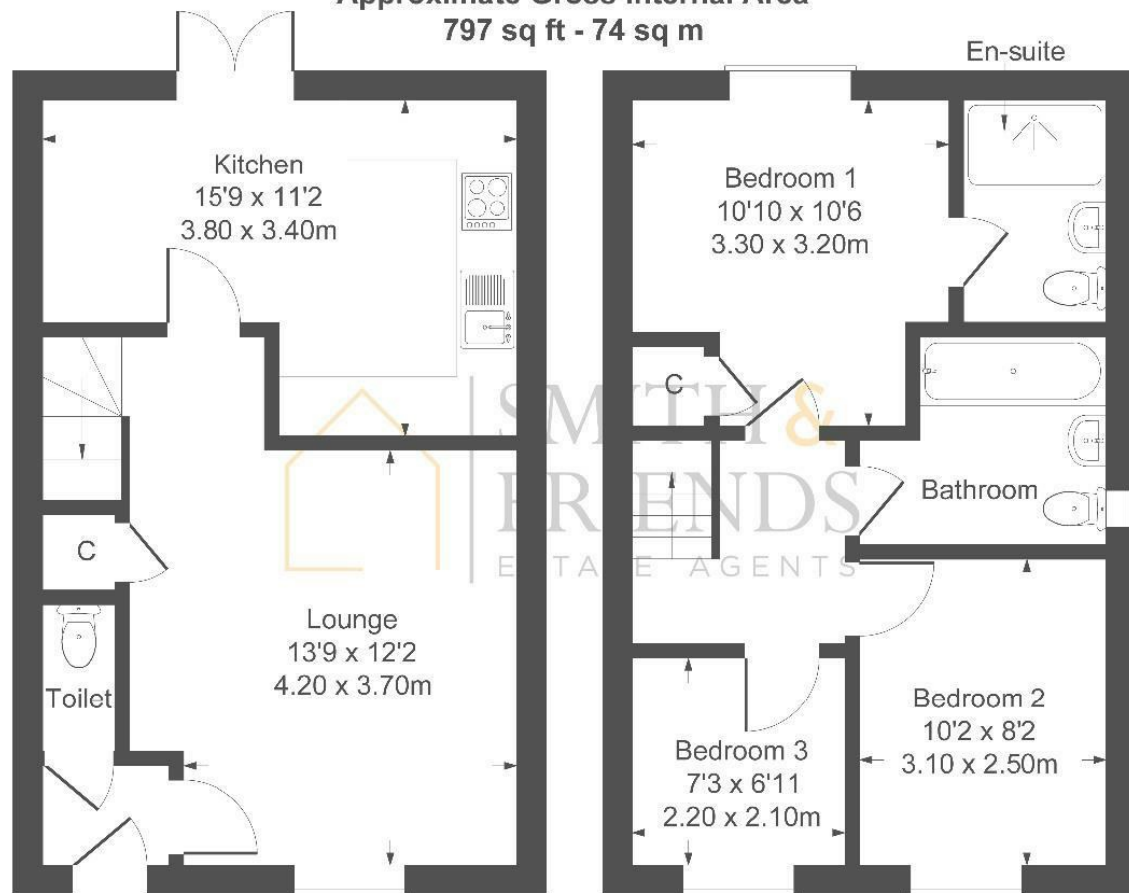
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



# Hawksbit Close

Approximate Gross Internal Area

797 sq ft - 74 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 74                      | 79        |
|                                             | EU Directive 2002/91/EC |           |

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