



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A rarely available TWO BEDROOM semi-detached bungalow occupying a pleasant cul-de-sac position on Burnaby Close, with low maintenance gardens, off street parking, car port and garage. An ideal purchase for those looking to downsize, with accommodation that briefly comprises: entrance vestibule through to an 'L' shaped entrance hall and into a generous lounge with feature fire surround and electric fire, the extended kitchen incorporates an attractive range of units, granite worktops and integrated appliances. The hall provides further access to two bedrooms, both with fitted wardrobes, they are served by the bathroom which incorporates a three piece suite. The accommodation is gas central heated and features uPVC double glazing. Externally are low maintenance gardens, with a block paved driveway to the side of the property providing ample off street parking, whilst leading to the garage. The enclosed rear garden enjoys use of an external summer room/study offering a variety of uses. Burnaby Close is located off Frensham Drive, with access via Loyalty Road. VIEWING RECOMMENDED.

Burnaby Close, Hartlepool, TS25 5BX

2 Bed - Bungalow - Semi Detached

£152,500

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Burnaby Close, Hartlepool, TS25 5BX



ENTRANCE VESTIBULE

Accessed via uPVC double glazed side entrance door, glazed internal door through to the entrance hall.

ENTRANCE HALL

An 'L' shaped entrance hall with fitted carpet, hatch to loft space, access to:

LOUNGE

16' x 11'8 (4.88m x 3.56m)

A good size lounge with a large uPVC double glazed window to the front aspect, attractive feature fire surround with inset 'coal' effect electric fire, fitted carpet, coving to ceiling, television point, radiator with cover included.



EXTENDED KITCHEN

13' x 9' (3.96m x 2.74m)

Fitted with a quality range of units to base and wall level with contrasting granite worktops incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in oven with four ring electric hob above, canopy housing extractor hood over, tiling to splashback, integrated fridge, freezer, washer and dryer, concealed gas central heating boiler, vinyl flooring, inset spotlighting and panelling to ceiling, uPVC double glazed French doors to the rear garden, radiator with cover included.



BEDROOM ONE

12' x 9'6 (3.66m x 2.90m)

A good sized master bedroom with modern laminate flooring, fitted wardrobes with matching dressing area and drawers, ceiling fanlight, radiator with cover included.



BEDROOM TWO

9' x 9' (2.74m x 2.74m)

uPVC double glazed window to the front aspect, fitted wardrobes with bed recess and overhead storage, fitted carpet, radiator with cover included.



BATHROOM/WC

7' x 5'6 (2.13m x 1.68m)

Fitted with a three piece suite comprising: panelled bath with dual taps and shower over, protective shower screen, pedestal wash hand basin with dual taps, low level WC, tiling to walls and flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

EXTERNALLY

The property features low maintenance gardens to the front and rear, with a block paved driveway running alongside the property providing useful off street parking with car port over. The enclosed rear garden incorporates paving with a block paved border, fenced boundaries and uPVC double glazed French doors to the sun room.



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EXTERNAL SUMMER ROOM/STUDY

12' x 5'3 (3.66m x 1.60m)

Offering a variety of uses, previously used as a sun room and offering potential for use as a study, with laminate flooring, coving to ceiling, socket and light.

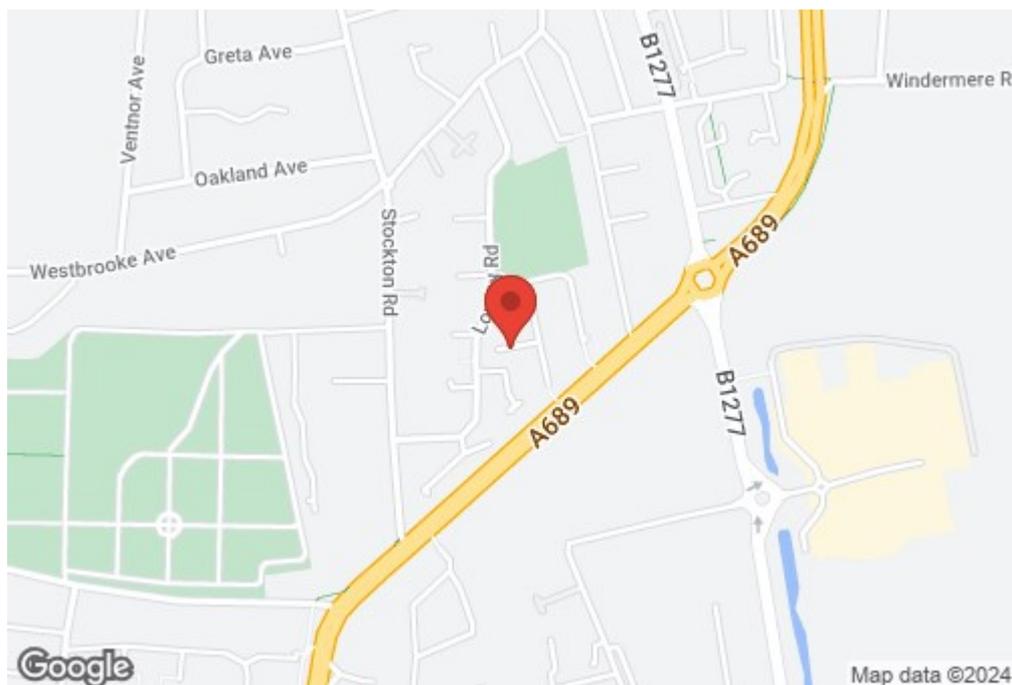
GARAGE

17' x 8'6 (5.18m x 2.59m)

Accessed via remote controlled roller door.

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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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
836.46 ft²
77.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	55	
England & Wales	EU Directive 2002/91/EC	

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