



Littlebeck Way, Hartlepool, TS25 2FJ
2 Bed - House - Semi-Detached
£140,000

Council Tax Band: B
EPC Rating: B
Tenure: Freehold



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Littlebeck Way, TS25 2FJ

A modern two bedroom semi-detached property occupying a pleasant position on the recently constructed Antler Park development by Keepmoat. The home is conveniently located within close proximity of Seaton Carew and close to a number of commuter routes for those working out of town. An ideal purchase for a first time buyer, young family or those looking to downsize with two double bedrooms, modern kitchen and impressive bathroom. Energy-saving features include PV panels, advanced insulation, high performance double glazing and modern, efficient boilers.

The accommodation is neutrally decorated throughout and briefly comprises; entrance vestibule with stairs to the first floor and access to the lounge which in turn open to a good size kitchen/diner with modern units and a range of integrated appliances. A useful guest cloakroom/WC completes the ground floor. To the first floor are two double bedrooms and a central bathroom which incorporates a three piece white suite and chrome fittings.

Externally is a low maintenance front with a double drive, gated access to the side and landscaped rear garden with artificial turf, paving and part gravelled border. The rear garden enjoys a south facing position. The property has a B91 energy rating, meaning it should prove economical to manage. VIEWING RECOMMENDED.

GROUND FLOOR

ENTRANCE VESTIBULE

4'3 x 2'10 (1.30m x 0.86m)

Accessed via double glazed composite entrance door, laminate flooring, stairs to the first floor, double radiator.

LOUNGE

12'1 x 9'11 (3.68m x 3.02m)

Matching laminate flooring, uPVC double glazed window to the front aspect, single radiator.

KITCHEN/DINER

13'5 x 13'1 (4.09m x 3.99m)

Fitted with a range of units to base and wall level with complimenting work surfaces, incorporating an inset single drainer sink unit with mixer tap, built in electric oven with four ring gas hob above and extractor over, integrated fridge/freezer, integrated washing machine and dishwasher, walk in pantry/cloaks cupboard, uPVC double glazed window to the rear aspect, double glazed door to the rear garden, double radiator.

GUEST CLOAKROOM/WC

Fitted with a two piece white suite and chrome fittings comprising; pedestal wash hand basin with mixer tap, low level WC, tiled splashback, extractor fan, single radiator.

FIRST FLOOR

LANDING

Access to both bedrooms and bathroom, hatch to loft space.

BEDROOM ONE

13'1 x 8'4 (3.99m x 2.54m)

uPVC double glazed window to the rear aspect, single radiator.

BEDROOM TWO

13'1 x 8'4 (3.99m x 2.54m)

uPVC double glazed window to the front aspect, storage cupboard, single radiator.

BATHROOM

6'5 x 4'10 (1.96m x 1.47m)

Fitted with a 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 side aspect, extractor over, single radiator.

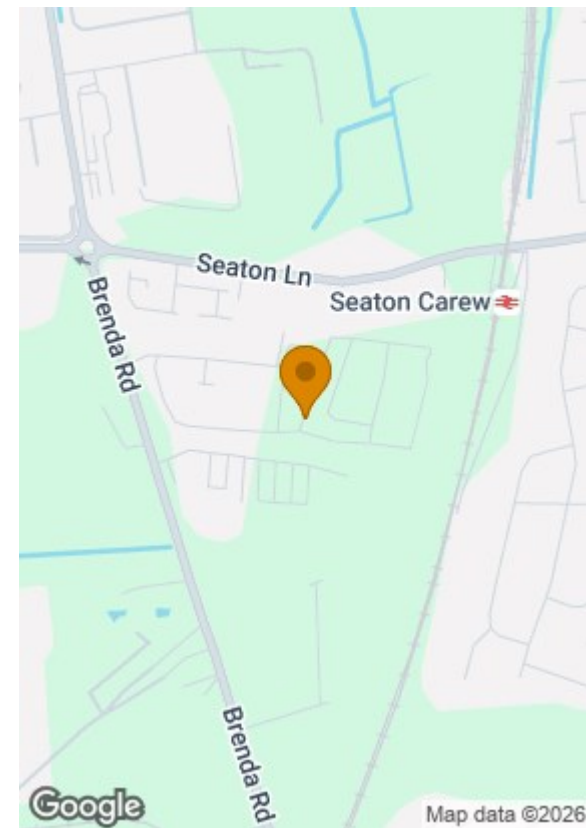
EXTERNALLY


Double drive to the front, gated side access landscaped south facing rear garden.









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