



Bellasis Grove, Hartlepool, TS27 3PL
3 Bed - House - Semi-Detached
£140,000

Council Tax Band: B
EPC Rating:
Tenure: Freehold



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Bellasis Grove, TS27 3PL

An impressive three bedroom semi-detached home occupying a pleasant position on Bellasis Grove, offering recently improved accommodation with a superb refitted kitchen and modern bathroom. Ideally suited to first time buyers and families, the property benefits from gas central heating, uPVC double glazing, an attached garage, off street parking and a useful brick-built outhouse currently used as a utility room.

The accommodation comprises: entrance porch featuring a handy cloaks cupboard, generous dual aspect lounge with patio doors opening onto the rear garden. The modern open plan kitchen/diner provides an excellent space for entertaining and is fitted with contemporary gloss units and a built-in oven, hob and extractor. A rear lobby offers access to the garden and a convenient ground floor WC. The external utility room provides additional space for appliances and storage. To the first floor are three well proportioned bedrooms and a modern bathroom fitted with a three piece white suite complemented by chrome fittings.

Externally, the front and side gardens are predominantly laid to lawn, while the driveway provides off street parking for two vehicles in front of the attached garage. The low maintenance rear is mainly pebbled, with a decked patio. Viewing is highly recommended to appreciate the accommodation on offer.

GROUND FLOOR

ENTRANCE PORCH

3'9 x 5'8 (1.14m x 1.73m)

DUAL ASPECT LOUNGE

18'2 x 10'2 (5.54m x 3.10m)

OPEN PLAN KITCHEN/DINER

17'10 x 13'2 (5.44m x 4.01m)

REAR LOBBY

3' x 5'4 (0.91m x 1.63m)

GROUND FLOOR WC

3'2 x 5'8 (0.97m x 1.73m)

FIRST FLOOR

LANDING

5'6 x 8'8 (1.68m x 2.64m)

BEDROOM ONE

12'2 x 10'4 (3.71m x 3.15m)

BEDROOM TWO

9'8 x 10'3 (2.95m x 3.12m)

BEDROOM THREE

7'11 x 7'5 (2.41m x 2.26m)

BATHROOM

5'6 x 7'3 (1.68m x 2.21m)

EXTERNALLY

EXTERNAL UTILITY

9'8 x 5'9 (2.95m x 1.75m)

GARAGE

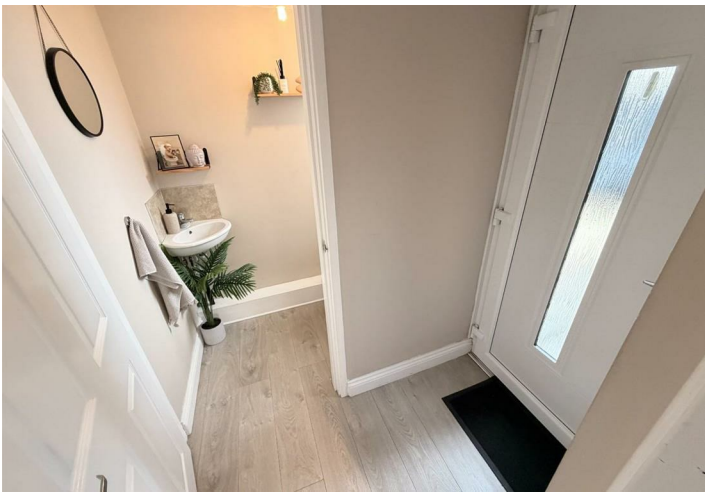
15'10 x 8'3 (4.83m x 2.51m)

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.









Approximate total area⁽¹⁾
 1070 ft²
 99.4 m²



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	EU Directive 2002/91/EC	

(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.

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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.

106 York Road, Hartlepool, TS26 9DE
 Tel: 01429 891100
 hartlepool@smith-and-friends.co.uk
 www.smith-and-friends.co.uk

