



*****REDUCED***STUNNING DETACHED PROPERTY - EXTENDED ACCOMMODATION - EARLY VIEWING RECOMMENDED.**

We are pleased to offer for sale this most impressive FOUR BEDROOM detached property with extended, upgraded and enhanced accommodation ideal for family requirements with modern kitchen, bathroom and en-suite. The home is well presented throughout with a number of recent upgrades and further benefits from gas central heating, uPVC double glazing, solar panels, off street parking, garage and landscaped rear garden. The property further benefits from being fully alarmed, with the ability to alarm the garage independently. The internal layout comprises: inviting entrance hall with stairs to the first floor and access to a pleasant bay fronted family lounge, the open plan kitchen/diner leads into the garden room/conservatory extension which offers a pleasant transition between the home and garden. The kitchen area is fitted with modern gloss units and includes a range of integrated appliances. To the first floor are four bedrooms, with bedrooms one, two and three benefitting from fitted wardrobes, bedroom three is divided into two areas with bedroom area and dressing area, whilst being served by the en-suite wet room, the remaining bedrooms share use of the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a lawned front garden with a driveway providing useful off street parking, whilst leading to the garage. The beautifully landscaped rear garden offers an enviable place for entertaining family and friends being south facing, whilst being designed for low maintenance.

Applewood Close, Hartlepool, TS27 3JW
4 Bed - House - Detached
Asking Price £259,000
EPC Rating: C
Council Tax Band: C
Tenure: Freehold



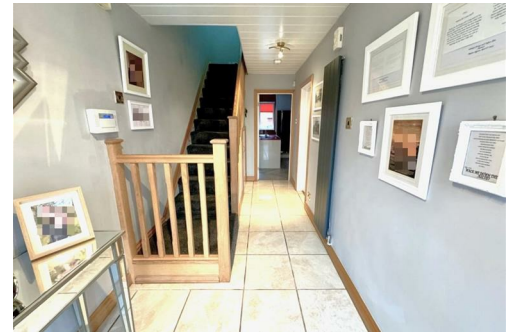
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GROUND FLOOR

INVITING ENTRANCE HALL

A spacious and inviting entrance hall accessed via a composite entrance door with uPVC double glazed side screens, attractive oak staircase to the first floor with useful under stairs storage cupboard, modern wall mounted vertical radiator, panelling to ceiling, access to:



LOUNGE

15'04 x 11'02 (4.67m x 3.40m)

A pleasant family lounge with uPVC double glazed bay window to the front aspect, attractive fire surround with an inset gas fire, television point, coved ceiling, modern wall mounted radiator.



OPEN PLAN KITCHEN/DINER

26'03 x 9'07 (8.00m x 2.92m)

KITCHEN AREA: fitted with a beautiful range of cream gloss units with contrasting red 'granite' style work surfaces with matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with matching microwave above, separate four ring touch hob with modern illuminated extractor hood over, integrated fridge and freezer, integrated washing machine, integrated dishwasher, corner carousel unit, larder unit, uPVC double glazed French doors to the rear garden, uPVC double glazed window to the rear garden, modern wall mounted granite radiator, PVC panelling and inset spotlighting to ceiling which continues into the DINING AREA with two modern wall mounted vertical radiators and uPVC double glazed French doors which open open to the garden room/conservatory extension.



GARDEN ROOM/CONSERVATORY

9'08 x 9'06 (2.95m x 2.90m)

Offering a pleasant transition between the home and garden with double glazed Velux windows, inset spotlighting to ceiling, uPVC double glazed French doors, tiled flooring.

FIRST FLOOR: LANDING

Access to bedrooms and bathroom.



BEDROOM ONE

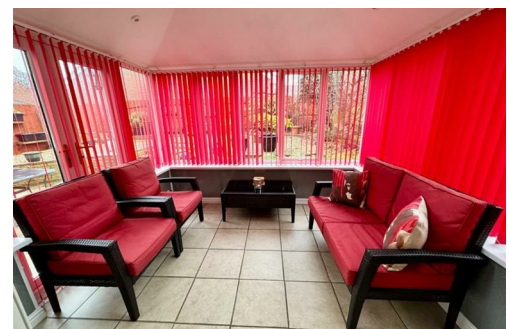
12'05 x 8'01 (excluding wardrobes) (3.78m x 2.46m (excluding wardrobes))

A good sized master bedroom which benefits from modern wall to wall wardrobes with sliding doors, uPVC double glazed window to the front aspect, electric ceiling fan, fitted carpet, convactor radiator.

BEDROOM TWO

10'05 x 8'10 (excluding wardrobes) (3.18m x 2.69m (excluding wardrobes))

Again, benefitting from wall to wall fitted wardrobes with sliding doors, uPVC double glazed window overlooking the rear garden, electric ceiling fan, fitted carpet, radiator with cover.



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BEDROOM THREE WITH DRESSING AREA

11'02 x 8'00 plus 8'01 x 7'11 (3.40m x 2.44m plus 2.46m x 2.41m)

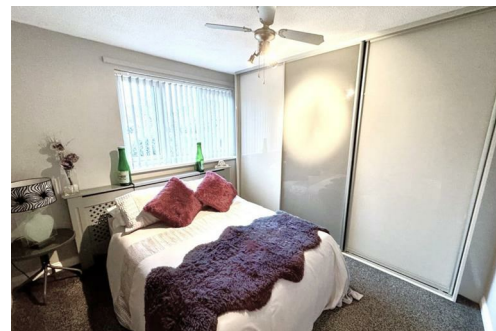
A generous bedroom extension separated into two parts with bedroom area and dressing area, the BEDROOM AREA incorporates uPVC double glazed window to the front aspect, fitted carpet, inset spotlighting to ceiling, single radiator, hatch to loft space. DRESSING AREA: uPVC double glazed window to the rear aspect, fitted wardrobes with sliding doors, fitted carpet, single radiator.



EN-SUITE SHOWER ROOM/WET ROOM

5'03 x 4'10 (1.60m x 1.47m)

A modern en-suite shower room/wet room which features a walk-in shower area with protective glass shower screen, corner pedestal wash hand basin with chrome mixer tap, low level WC, attractive tiling to splashback, non-slip flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.



BEDROOM FOUR

9'05 x 7'06 (2.87m x 2.29m)

Currently used as a home study with uPVC double glazed window to the front aspect, built-in storage cupboard, fitted carpet, single radiator.

BATHROOM/WC

6'09 x 5'06 (2.06m x 1.68m)

Fitted with a modern three piece white suite and chrome fittings comprising: curved 'Jacuzzi' style bath with chrome mixer tap, shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, attractive tiling to splashback and flooring, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, chrome heated towel radiator.



OUTSIDE

The property features attractively kept gardens to the front and rear, the front garden being part lawned with a planted border. A driveway provides useful off street parking and leads to the garage. A secure gate to the side of the property leads through to the beautifully landscaped rear garden which should prove to be low maintenance with paved and pebbled areas incorporating fenced boundaries, external lighting and cold water tap.

GARAGE

Accessed via an electrically controlled roller door to the front, electric light, power points. Garage can be alarmed independently.

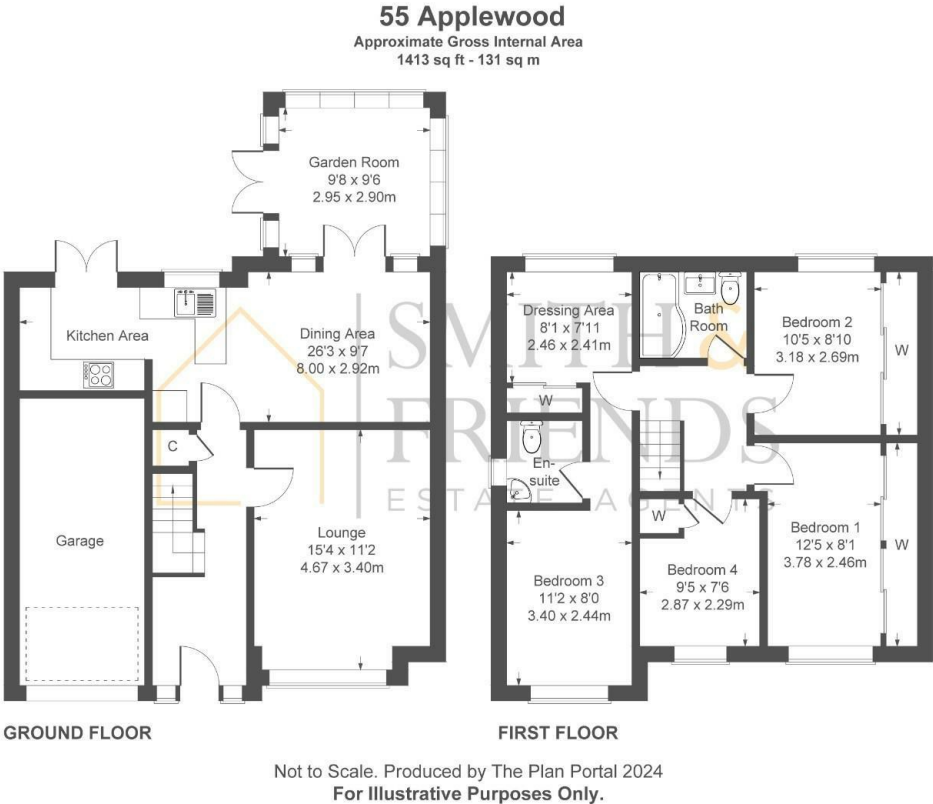


NB

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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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		
England & Wales	77	84
EU Directive 2002/91/EC		

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