



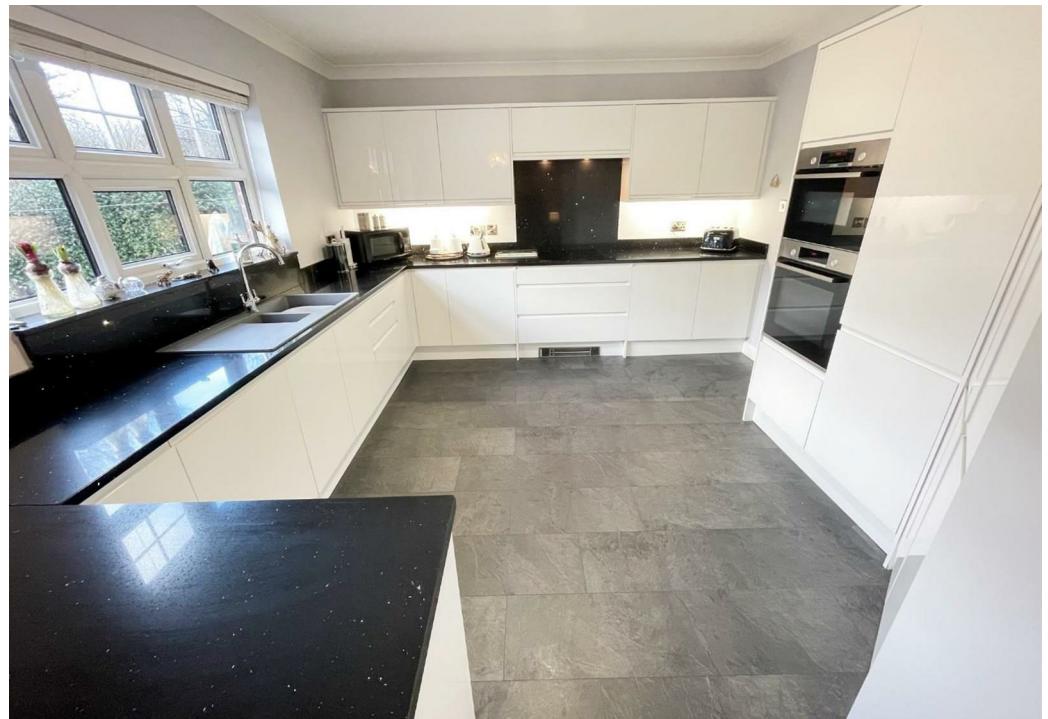
**Northbrook Court, TS26 0DJ**  
**3 Bed - Bungalow - Detached**  
**Offers In The Region Of £385,000**

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

# Northbrook Court Hartlepool, TS26 0DJ

REDUCED \*\*\*WAS £399,950\*\*\* NOW\*\*\* £385,000\*\*\* \*\*\* VIEWING HIGHLY RECOMMENDED \*\*\* A stunning THREE BEDROOM detached bungalow occupying a favourable position on Northbrook Court. The home offers beautifully presented, upgraded and enhanced accommodation that features lounge, dining room and garden room, whilst being served by two superb recently refitted shower rooms. An ideal purchase for those seeking the convenience a bungalow provides without having to compromise on space, with a layout that briefly comprises: entrance porch through to a spacious entrance hall giving access to a generous lounge overlooking the rear garden and including a modern electric fire, the dining room provides access to both the garden room and kitchen, the garden room offering a pleasant transition between the home and garden, whilst the kitchen is fitted with modern white gloss units which includes a range of built-in appliances. A useful utility room offers further space for appliances and features an integral door to the garage. The main hall gives access to the first shower room and bedroom three, whilst the inner entrance hall provides access to bedrooms one and two which is served by the main bathroom. Externally are attractively landscaped gardens, with a low maintenance front garden and large block paved driveway which provides ample off street parking, whilst leading to the DOUBLE GARAGE. The enclosed SOUTH FACING rear garden incorporates a generous patio with steps and hand rail down to a lower lawn enjoying a high degree of privacy. An internal viewing is essential to appreciate the combined space, quality of accommodation and location on offer. Other pleasing features includes gas central heating, uPVC double glazing and secure burglar alarm system.











#### ENTRANCE PORCH

5'4 x 4'11 (1.63m x 1.50m)

Accessed via double glazed composite entrance door with uPVC double glazed side screens, convector radiator, glazed door through to:

#### SPACIOUS ENTRANCE HALL

A spacious entrance hall which incorporates double doors into the dining room, fitted carpet, coving and inset spotlighting to ceiling, convector radiator, access to:

#### GENEROUS LOUNGE

19'8 x 14'9 (5.99m x 4.50m)

A generous lounge with two uPVC double glazed bow windows overlooking the rear garden, modern built-in electric fire, fitted carpet, coving to ceiling, two convector radiators.

#### DINING ROOM

10'5 x 10'9 (3.18m x 3.28m)

Ideally situated off the kitchen, whilst also offering access to the garden room via double doors, fitted carpet, coving to ceiling, convector radiator.

#### GARDEN ROOM

12' x 11'6 (3.66m x 3.51m)

Offering a pleasant transition between the home and garden via uPVC double glazed French doors, two uPVC double glazed windows, fitted carpet, coving to ceiling, two convector radiators.

#### KITCHEN

13'8 x 12'2 (4.17m x 3.71m)

Fitted with a modern range of white gloss units to base and wall level with contrasting sparkling granite worktops and matching splashback incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in Bosch double oven with separate four ring induction hob and extractor hood over, integrated fridge and freezer, larder unit, uPVC double glazed window to the rear aspect, coving to ceiling.

#### UTILITY ROOM

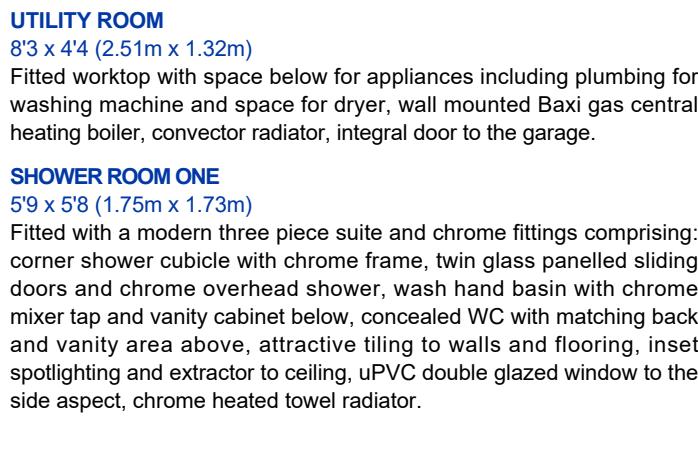
8'3 x 4'4 (2.51m x 1.32m)

Fitted worktop with space below for appliances including plumbing for washing machine and space for dryer, wall mounted Baxi gas central heating boiler, convector radiator, integral door to the garage.

#### SHOWER ROOM ONE

5'9 x 5'8 (1.75m x 1.73m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome overhead shower, wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to walls and flooring, inset spotlighting and extractor to ceiling, uPVC double glazed window to the side aspect, chrome heated towel radiator.



#### BEDROOM THREE

10'10 x 9'1 (3.30m x 2.77m)

uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, convector radiator.

#### INNER HALL

Built-in cloaks cupboard, fitted carpet, coving and inset spotlighting to ceiling, hatch to loft space.

#### BEDROOM ONE

12'3 excl wardrobes x 10'10 (3.73m excl wardrobes x 3.30m)

Fitted wardrobes, uPVC double glazed bow window, fitted carpet, coving to ceiling, convector radiator.

#### BEDROOM TWO

12'4 excl wardrobes x 10'8 (3.76m excl wardrobes x 3.25m)

Fitted wardrobes, uPVC double glazed bow window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

#### SHOWER ROOM TWO

7'6 x 5'4 (2.29m x 1.63m)

Fitted with a modern three piece suite and chrome fittings comprising: walk-in shower with overhead shower and separate attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity drawers below, concealed WC with matching back and vanity area above, attractive 'marble' style tiling to splashback and flooring, uPVC double glazed window, inset spotlighting to ceiling, chrome heated towel radiator.

#### OUTSIDE

The property features attractively landscaped gardens, the front garden should prove to be low maintenance being part lawned, with a generous block paved driveway providing ample off street parking, whilst leading to the double garage. A gate to the side of the property leads to the south facing rear garden, with large patio area, steps with hand rail down to a lower lawn with established border offering a high degree of privacy.

#### DOUBLE GARAGE

18' x 16'3 (5.49m x 4.95m)

Accessed via a remote controlled roller door to the front, integral door from the utility, overhead storage space, light and power points, personal door to the rear garden.

#### NB

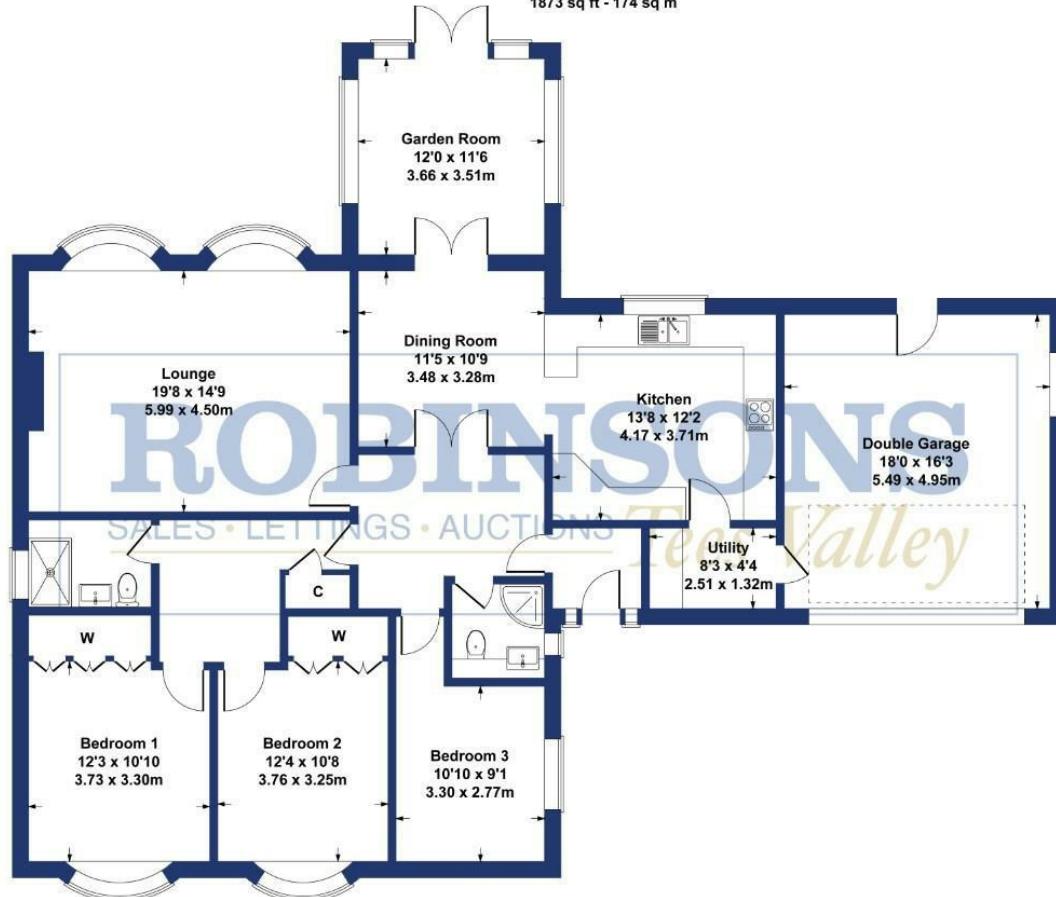
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



## Northbrook Court

Approximate Gross Internal Area

1873 sq ft - 174 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services..



| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A       | 79                      |
| (81-91)  | B       | 79                      |
| (69-80)  | C       | 66                      |
| (55-68)  | D       | 66                      |
| (39-54)  | E       | 66                      |
| (21-38)  | F       | 66                      |
| (1-20)   | G       | 66                      |
| Not energy efficient - higher running costs              |         |                         |
| England & Wales  |         | EU Directive 2002/91/EC |