



\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A rarely available TWO BEDROOM semi-detached bungalow occupying a pleasant position on Redcar Close. The home offers well presented accommodation with modern kitchen and shower room whilst further benefiting from a conservatory extension to the rear. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises; entrance porch through to a good size lounge, kitchen with a range of integrated appliances, conservatory, two bedrooms, master with fitted wardrobes and a modern shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front garden with a driveway to the side providing useful off street parking whilst leading to the garage. The enclosed rear garden offers lawn and patio areas. Redcar Close is situated off Blakelock Gardens close to Hartlepool town centre and within a short stroll of amenities and transport links.

VIEWING RECOMMENDED.

**Redcar Close, Hartlepool, TS25 5QN**

**2 Bedroom - House**

**£132,950**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**



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### ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the side aspect, useful cloaks cupboard, single radiator, double internal doors to the lounge.



### LOUNGE

**14'10 x 11'3 (4.52m x 3.43m)**

A good size lounge with uPVC double glazed bow window to the front aspect, feature fire surround with electric fire, fitted carpet, dado rail, coving to ceiling, single radiator.



### KITCHEN

**11'1 x 8'9 (3.38m x 2.67m )**

Fitted with a modern range of cream shaker style units to base and wall level with complimenting work surfaces, incorporating an inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap, cream brick style tiling to splashback, built in electric oven with four ring hob above and extractor over, brushed stainless steel splashback, integrated washing machine and dishwasher, space for free standing fridge/freezer, two uPVC double glazed windows, tiled flooring, uPVC double glazed door into the conservatory, storage cupboard, single radiator.



### CONSERVATORY

**8'9 x 8'4 (2.67m x 2.54m)**

Offering a pleasant transition between the home and garden, tiled flooring, wall light, double socket and single radiator.



### BEDROOM ONE

**11'9 x 11'5 (3.58m x 3.48m)**

Fitted wardrobes with bed recess and overhead storage, uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.



### BEDROOM TWO

**9'1 x 7'9 (2.77m x 2.36m)**

uPVC double glazed window to the front aspect, fitted carpet, dado rail, coving to ceiling, single radiator.

### SHOWER ROOM

**7'11 x 4'10 (2.41m x 1.47m)**

Fitted with a modern three piece suite and chrome fittings comprising; walk in shower with chrome overhead shower with separate attachment, protective glass screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, WC with matching back and vanity area above, tiled walls and flooring, uPVC double glazed window to the side, chrome heated towel radiator.

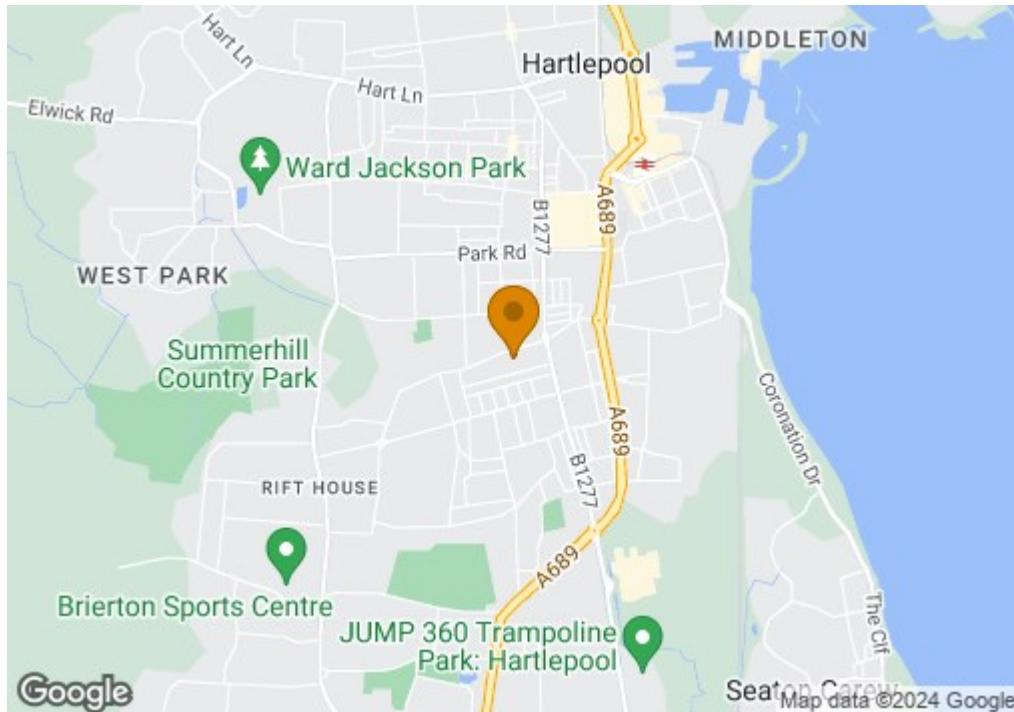
### EXTERNALLY

To the front is a low maintenance lawned front garden with a concrete imprint driveway to the side providing ample off street parking whilst leading to the garage. The enclosed rear garden features a circular lawn with planted border, patio area and fenced boundaries.

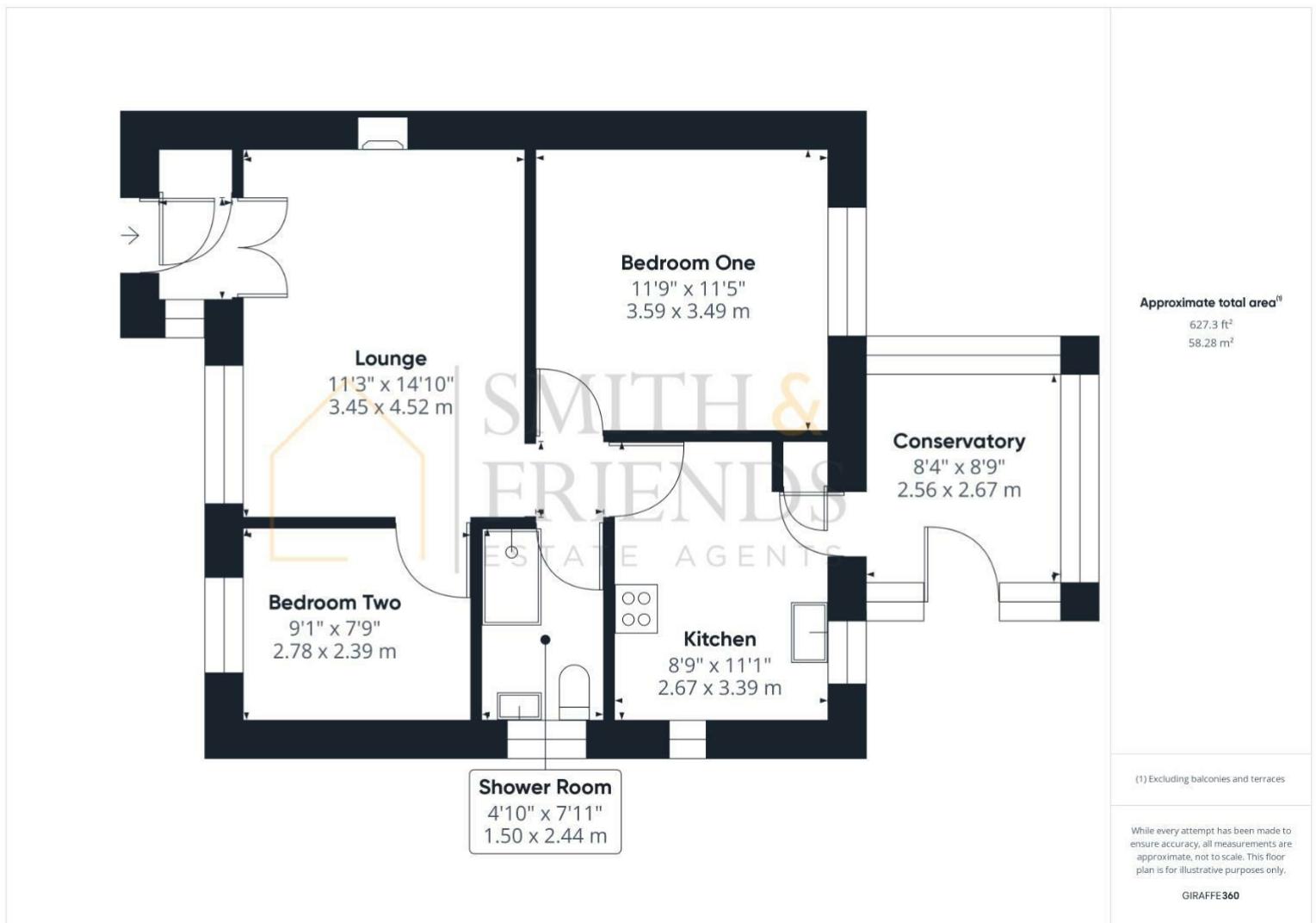
### GARAGE

Up and over door to the front, personal door from the garden, uPVC double glazed window.

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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. We 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		85
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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