



***** REDUCED *** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** A deceptively spacious **THREE BEDROOM** semi-detached property offering recently improved and upgraded accommodation ideal for a variety of buyers. The home features two reception rooms, modern kitchen and an impressive refitted bathroom, whilst further benefitting from attractive decor, upgraded flooring, gas central heating and uPVC double glazing. The property occupies a pleasant position towards the end of Thornhill Gardens with a good size rear garden, long drive and garage. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor, bay fronted lounge, generous full width rear reception room, modern kitchen, useful utility area/rear lobby, three bedrooms and the family bathroom which incorporates a three piece white suite and modern gold fittings. Externally, the front garden should prove to be low maintenance, with a long driveway to the side, garage and generous enclosed rear garden which enjoys a fair level of privacy. Thornhill Gardens is well situated for local schools and amenities. **VIEWING RECOMMENDED.**

Thornhill Gardens, Hartlepool, TS26 0JF

3 Bedroom - House - Semi-Detached

£144,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



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FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with matching side screen, fitted with attractive laminate flooring, staircase to the first floor with fitted carpet and small under stairs storage cupboard, dado rail, picture rail, coving to ceiling, single radiator.

FRONT LOUNGE

11' x 11'9 (3.35m x 3.58m)

uPVC double glazed bay window to the front aspect, fitted carpet, picture rail, coving to ceiling, central ceiling rose, wall mounted television point, double radiator.

REAR RECEPTION ROOM

10'7 x 17'10 (3.23m x 5.44m)

A generous full width rear reception room which incorporates uPVC double glazed patio doors to the rear garden, attractive feature fire surround with electric fire, matching laminate flooring, under stairs storage cupboard, additional storage cupboard with drawers, coving to ceiling, double radiator, access to the kitchen.

KITCHEN

11'11 x 6'10 (3.63m x 2.08m)

Fitted with a range of units to base level with contrasting work surfaces and brushed stainless steel handles, inset stainless steel sink with mixer tap, tiling to splashback, space for free standing gas cooker, recess for additional appliance, wine rack to base level, matching laminate flooring, two uPVC double glazed windows, Baxi Duo Tec boiler, double radiator.

UTILITY AREA/REAR LOBBY

Matching laminate flooring, recess ideal for free standing fridge/freezer, storage cupboard housing washing machine, uPVC door with fanlight above to the rear garden.

FIRST FLOOR

LANDING

Fitted carpet, coving to ceiling, hatch to loft space.

BEDROOM ONE

11' x 11'7 (3.35m x 3.53m)

A good size master bedroom which incorporates a uPVC double glazed bay window to the front aspect with window seat and storage, fitted carpet, picture rail, coving to ceiling, ornate ceiling rose, single radiator.

BEDROOM TWO

10'10 x 10'5 (3.30m x 3.18m)

Built-in wardrobes to both alcoves with overhead storage space, uPVC double glazed window to the rear aspect, fitted carpet, picture rail, coving to ceiling, central ceiling rose, single radiator.

BEDROOM THREE

6'11 x 5'11 (2.11m x 1.80m)

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

FAMILY BATHROOM

5'5 x 5'10 (1.65m x 1.78m)

Fitted with a modern three piece suite and gold fittings comprising: panelled bath with mixer tap and shower over with separate attachment, protective glass shower screen, pedestal wash hand basin with central mixer tap, low level WC, attractive tiling to splashback, uPVC double glazed window to the rear aspect, heated towel radiator.



EXTERNALLY

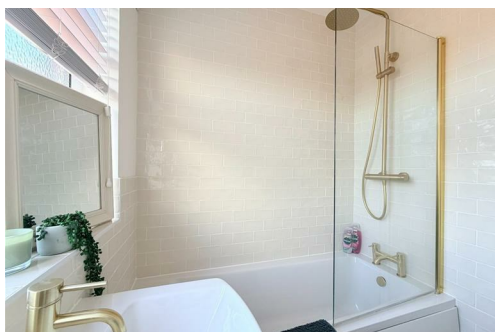
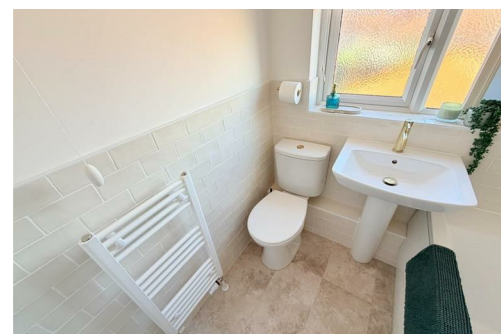
The property offers a low maintenance front garden, with a paved driveway running alongside the property providing useful off street parking, whilst leading to the garage. A gate leads through to the generous rear garden with lawn and paved areas and attached brick outhouse.

GARAGE

Up and over access door to the front, personal door from 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.





Ground Floor



Floor 1

Approximate total area^m
856 ft²
79.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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		
(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		