



Well positioned within this popular Hartlepool development, this much improved and tastefully decorated semi-detached house is ideal for any growing family. With three good size bedrooms, this property features a west facing rear garden, ideal for outdoor entertaining. The garage and off street parking further add to the convenience of this home, ensuring ample space for vehicles and storage. The accommodation briefly comprises of: entrance hall, lounge opening into the well equipped dining kitchen. To the first floor are three bedrooms and a family bathroom. Externally, the enclosed rear garden is mainly laid to lawn with well stocked borders and paved patio area, the open plan front garden is laid to lawn with a driveway leading to the single garage.

Oakwood Close, Hartlepool, TS27 3LA

3 Bed - House - Semi-Detached

£180,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Oakwood Close, Hartlepool, TS27 3LA



GROUND FLOOR

ENTRANCE HALL

10'11 x 6'1 (3.33m x 1.85m)

uPVC double glazed glass panelled door, radiator, understairs storage.

LOUNGE

15'6 x 9'9 (4.72m x 2.97m)

uPVC double glazed bay window to front, living flame 'coal' effect gas fire with modern surround, radiator, opening into the dining area.

OPEN PLAN DINING KITCHEN

9'4 x 16'3 (2.84m x 4.95m)

DINING AREA

uPVC double glazed sliding patio doors opening onto the rear garden, radiator.

KITCHEN AREA

Fitted with a range of wall, base and drawer units with matching worktops and breakfast bar, inset sink and drainer, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine, space for fridge and freezer.

FIRST FLOOR

LANDING

uPVC double glazed window, airing cupboard, loft access.

BEDROOM 1 (front)

12'1 x 8'9 (3.68m x 2.67m)

uPVC double glazed window, radiator.

BEDROOM 2 (rear)

9' x 9'8 (2.74m x 2.95m)

uPVC double glazed window, radiator.

BEDROOM 3 (front)

6'7 x 7'2 (2.01m x 2.18m)

uPVC double glazed window, radiator.

FAMILY BATHROOM/WC

5'6 x 6'5 (1.68m x 1.96m)

White and chrome suite with panelled bath, shower over, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, uPVC double glazed window, heated towel rail.



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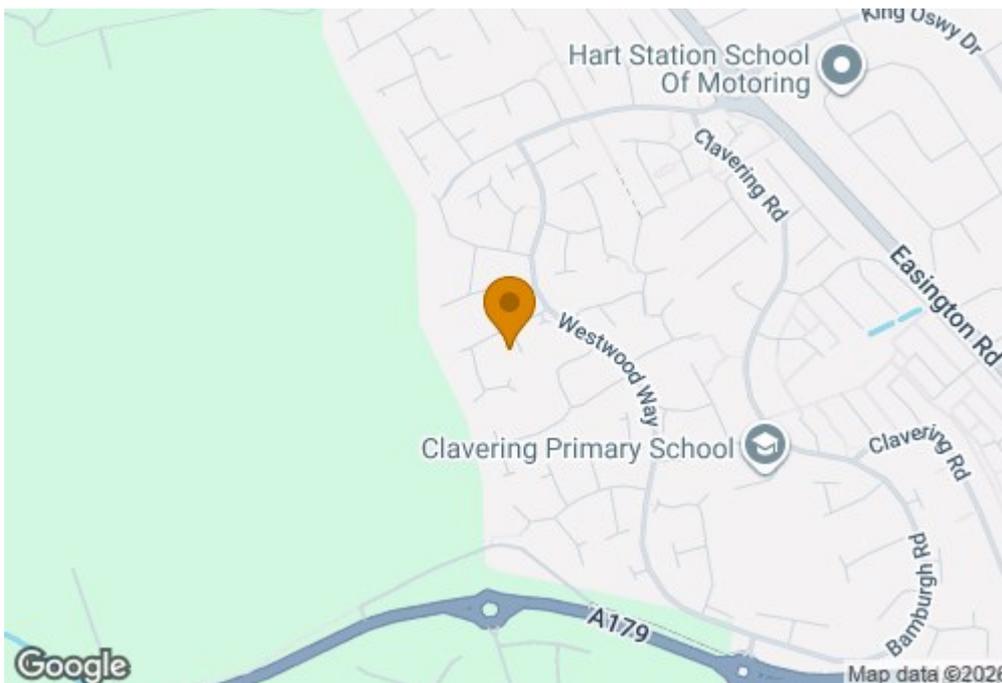


EXTERNALLY

Enclosed rear garden is mainly laid to lawn with well stocked borders and paved patio area. The open plan front garden is laid to lawn, with a driveway leading to the SINGLE GARAGE.

NB

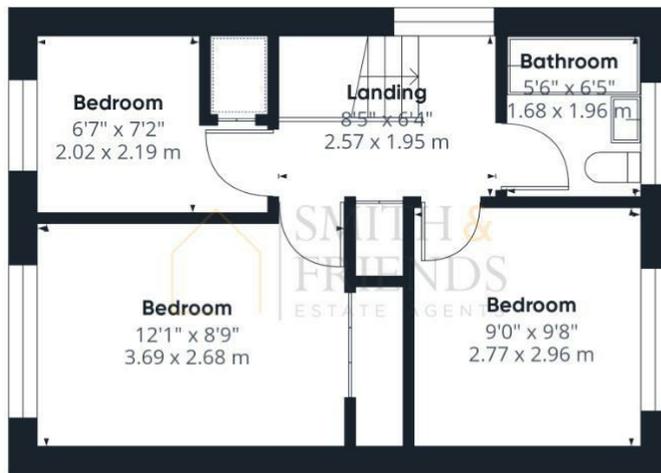
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
741 ft²
68.7 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.

GIRAFFE360

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		85
(69-80) C	71	
(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	

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