Brandon Close, Fens, Hartlepool, TS25 2LN
3 Bed - Bungalow - Semi Detached
£180,000

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

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Brandon Close, Fens, TS25 2LN

We are delighted to offer to the open market for sale this three bedroom semi detached bungalow. Brandon Close is located in the desirable Fens area of Hartlepool which has excellent local shopping facilities and schools close by. The bungalow is warmed by gas central heating which is via a combination boiler and has uPVC double glazing. This spacious bungalow briefly comprises: spacious lounge with wall mounted electric fire, fitted kitchen which has modern white units, three bedrooms, one having a built-in double wardrobe, plus a bathroom and separate WC which is fitted with a white suite. A long driveway to the side of the bungalow provides ample off street car parking and leads to the large single garage. The bungalow also has gardens to front and rear.

ENTRANCE
5'6 x 4'10 (1.68m x 1.47m)
Accessed via uPVC double glazed entrance door, built-in double storage cupboard, coving to ceiling, single radiator.

LOUNGE
17'11 x 12'5 (5.46m x 3.78m)
A good size lounge with uPVC double glazed bow window to the front aspect, fitted carpet, coving to ceiling, double radiator.

INNER HALL
8'5 x 6' (2.57m x 1.83m)
Built-in storage cupboard, access to bedrooms, kitchen, bathroom and separate WC.

KITCHEN
9'9 x 8'1 (2.97m x 2.46m)
Fitted with a range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink with mixer tap, built-in oven, hob and extractor, panelling to splashback, recess for washing machine and space for free standing fridge/freezer, two built-in storage cupboards, one housing gas central heating boiler, uPVC double glazed window to the rear aspect, uPVC double glazed door to the side.

BEDROOM ONE
11'8 x 9'11 (3.56m x 3.02m)
A good size master bedroom with uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM TWO
9'11 x 9'6 (3.02m x 2.90m)
Built-in double wardrobe, uPVC double glazed bow window to the front aspect, fitted carpet, single radiator.

BEDROOM THREE
8'8 x 7'4 (2.64m x 2.24m)
uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BATHROOM
6'7 x 4'11 (2.01m x 1.50m)
Fitted with a two piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with mixer tap, panelling to walls, uPVC double glazed window to the side aspect, vinyl flooring, single radiator.

SEPARATE WC
Fitted with a low level WC, matching panelling to walls, vinyl flooring, uPVC double glazed window to the side aspect.

EXTERNALLY
The property features a low maintenance, part lawned front garden, with a long driveway running alongside the bungalow providing useful off street parking and leading to the garage. The enclosed rear garden is predominantly lawned, with fenced boundaries and paved walkway.

GARAGE
17' x 10'5 (5.18m x 3.18m)
Accessed via an up and over door to the front, lighting, power points, window to the side aspect.

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 Building 1

Ground Floor Building 2

Approximate total area(1)

926 ft²

86.1 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.

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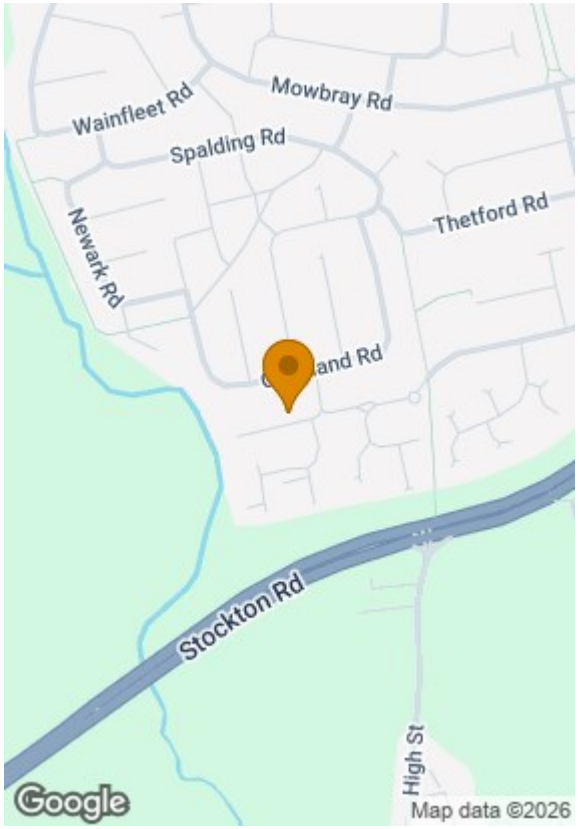

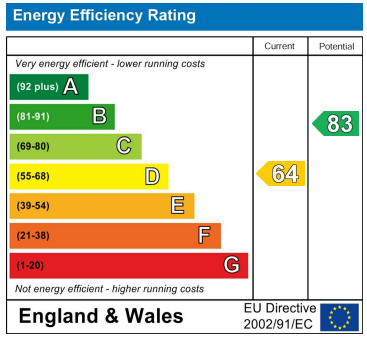

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

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