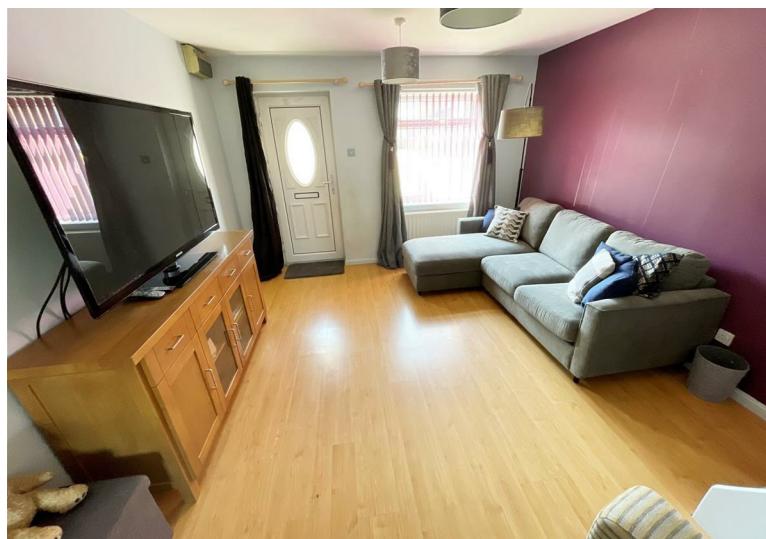




**Brecongill Close, Parkgate, TS24 8PH**  
**2 Bed - House - Mid Terrace**  
**£84,950**

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

**\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\*** A modern two bedroom mid terraced property for a first time buyer, young family or possible investment opportunity. The home is set back within the cul-de-sac with a driveway for off street parking. The accommodation is warmed by gas central heating, features uPVC double glazing and an upgraded shower room. The full layout briefly comprises: direct entrance into a spacious lounge which incorporates a feature fireplace, leading into the full width kitchen/diner which incorporates units to base and wall level with a built-in oven, hob and integrated standing appliances and door to the rear garden. To the first floor are two good sized bedrooms which are both double aspect and incorporate a three piece suite and chrome fittings. Externally is a low maintenance front with a driveway and an enclosed rear garden is paved with a storage shed included.



## GROUND FLOOR

### ENTRANCE

Direct access into the lounge via uPVC double glazed entrance door.

### LOUNGE

**15'5 x 11'11 (4.70m x 3.63m)**

A generous lounge fitted with modern laminate flooring, uPVC double glazed window to the front aspect, turned staircase to the first floor with fitted carpet, television point, double radiator.

### KITCHEN/DINER

**11'11 x 9'1 (3.63m x 2.77m)**

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob above and three speed 'chimney' style extractor hood over, brushed stainless steel splashback, additional tiling to splashback areas, recess with plumbing for washing machine, dishwasher and space for tumble dryer, curved corner unit with chopping board, three drawer unit to base level, tinted display cabinets to eye level, double wine rack to eye level, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, concealed gas central heating boiler, convector radiator.

## FIRST FLOOR

### LANDING

Fitted carpet, hatch to loft space, access to:

### BEDROOM ONE

**11'11 x 9'1 (3.63m x 2.77m)**

Wall to wall fitted wardrobes, uPVC double glazed window to the front aspect, fitted carpet, dado rail, single radiator.

### BEDROOM TWO

**11'11 x 7'1 (3.63m x 2.16m)**

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

### SHOWER ROOM/WC

**9' x 4'8 (2.74m x 1.42m)**

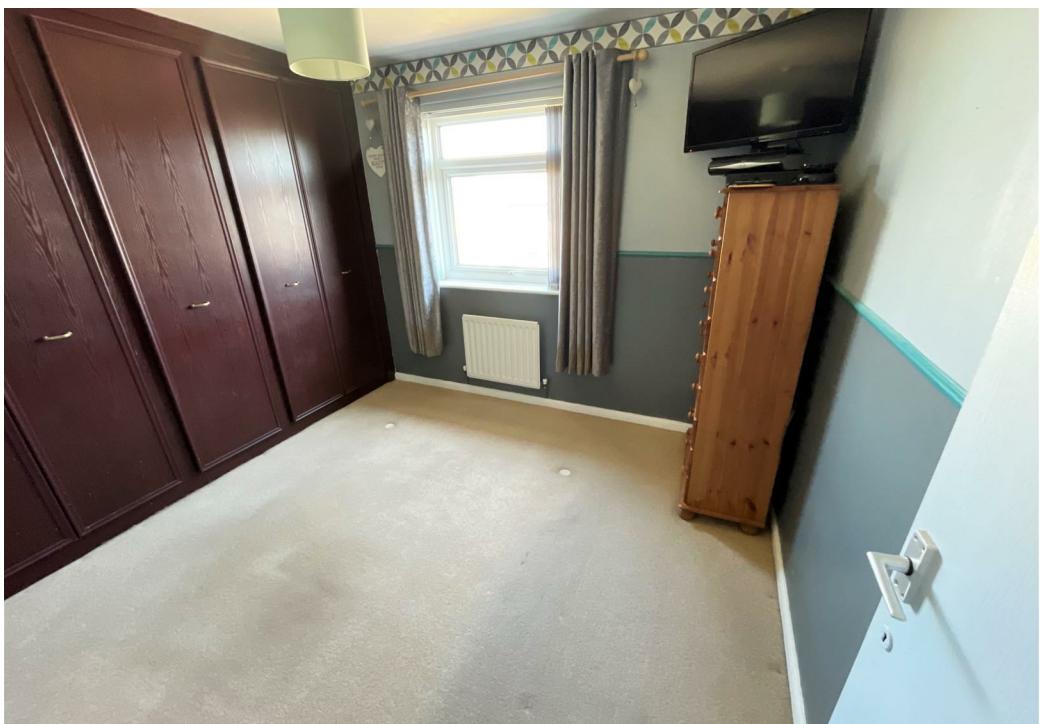
Recently upgraded with a modern three piece suite and chrome fittings comprising: shower enclosure with chrome overhead shower and separate attachment, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with white gloss back and vanity area above, attractive PVC panelling to splashback areas, fitted extractor fan, useful storage cupboard, modern grey radiator.

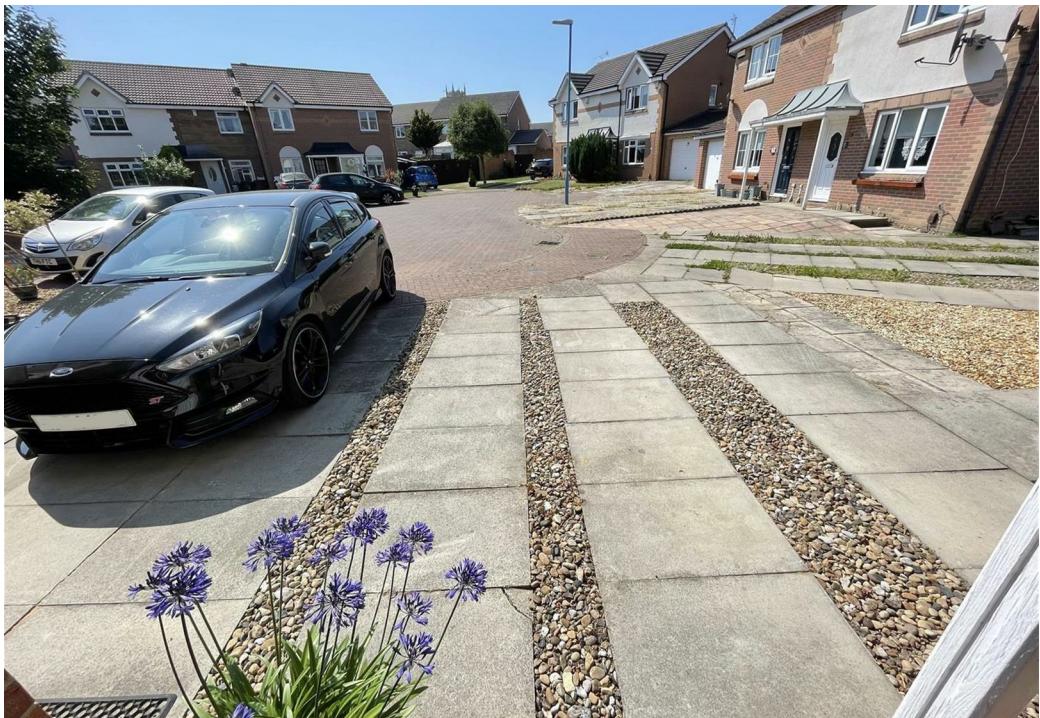
## OUTSIDE

The property features a low maintenance parking, whilst the enclosed rear garden includes a useful timber storage shed.

### NB

Floorplans and title plans are for illustration only. They do not show doors, window fittings and appliances, etc. They cannot be regarded as being a representation of the property.

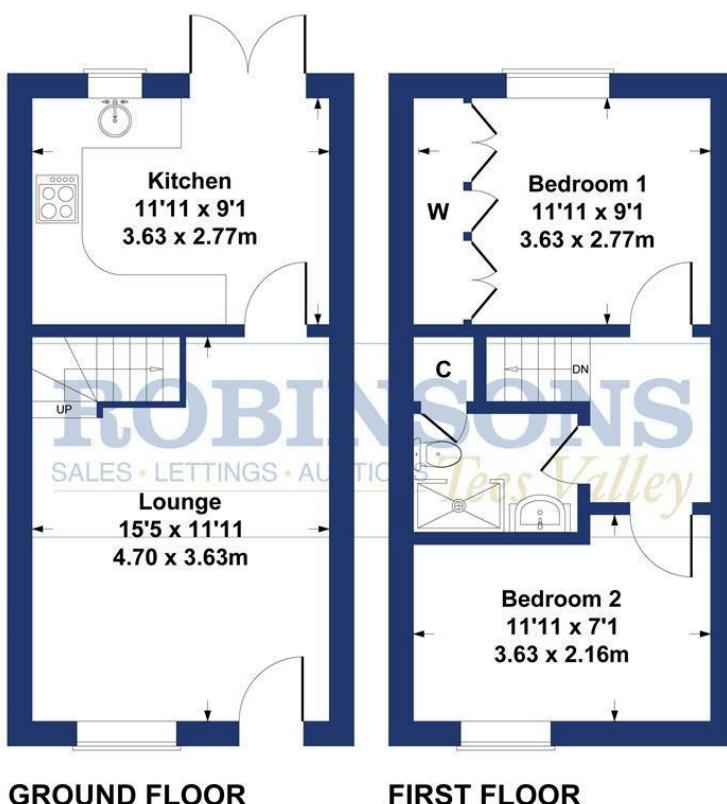




# Brecongill Close

Approximate Gross Internal Area

596 sq ft - 55 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.

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