

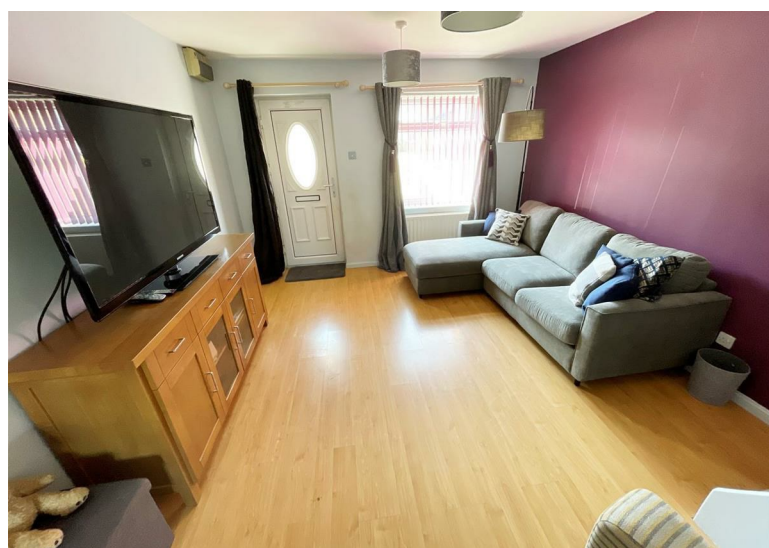


**Brecongill Close, Parkgate, TS24 8PH**  
**2 Bed - House - Mid Terrace**  
**£84,950**

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



**\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\*** A modern two bedroom mid terraced property, ideal 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 doors and windows, a fully upgraded shower room. The full layout briefly comprises: direct entrance into a spacious lounge which incorporates a fireplace, into the full width kitchen/diner which incorporates units to base and wall level with a built-in oven, hob and refrigerator, washing machine and door to the rear garden. To the first floor are two good sized bedrooms which incorporate a three piece suite and chrome fittings. Externally is a low maintenance front with a driveway and a paved 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, uPV 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 illustrative purposes only. They cannot be regarded as being a representation of the actual property.



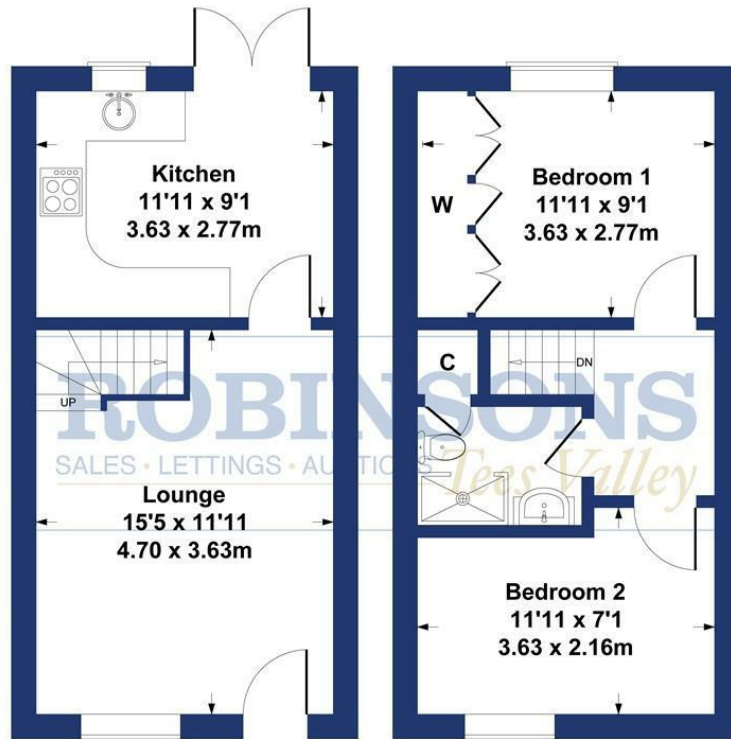






# Brecongill Close

Approximate Gross Internal Area  
596 sq ft - 55 sq m



**GROUND FLOOR**

**FIRST FLOOR**

## 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.

Produced by Potterplans Ltd. 2022

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. For your own importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances is for information only and does not constitute a contract. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars are for information only. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral fees.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@robinsonsteesvalley.co.uk  
www.robinsonsteesvalley.co.uk