



Larpool Close, HARTLEPOOL TS26 8GA

**welcome to**

## **Larpool Close, HARTLEPOOL**

Modern built 2 Bedroomed Mid Terraced House located in the Town Centre area of Hartlepool. Features include 2 Double Bedrooms, Bathroom with white suite, Lounge with French doors leading to south facing Rear Garden. Would suit first time buyer or buy to let investor.

### **Entrance Hallway**

accessed via door to front, staircase to First Floor, tiled flooring, radiator, understairs storage cupboard.

### **Cloakroom**

fitted with two piece white suite comprising close coupled WC with chrome dual flush, wall mounted wash hand basin with mixer tap and tiled splashback, radiator, tiled floor, extractor fan.

### **Lounge**

9' 4" x 12' 10" ( 2.84m x 3.91m )

French doors leading to rear garden with matching windows to side, free standing feature fireplace with electric pebble effect fire, TV point, radiator.

### **Kitchen**

5' 11" x 10' ( 1.80m x 3.05m )

fitted with a range of wall and base units with roll top working surfaces, 1 1/2 bowl sink/drain with stainless steel mixer tap and tiled splashback, built in oven with 4 ring gas hob and recirculating extractor fan above, plumbed for washing machine, space for fridge freezer, tiled flooring, extractor fan, Double Glazed window to front aspect.

### **First Floor**

### **Landing**

access to roof void via 'slingsby' style ladder which is insulated and boarded out.

### **Bedroom 1**

9' 9" x 10' 7" ( 2.97m x 3.23m )

Double Glazed windows to rear aspect, 2 built in wardrobes, radiator, TV point.

### **Bathroom**

three piece white suite comprising panelled bath with mixer tap and shower attachment, shower screen, close coupled WC with chrome dual flush, pedestal wash hand basin with mixer tap and vanity storage beneath, wall mounted mirror, extractor fan, wall mounted mirrored cabinet, spotlighting, radiator, tiled flooring.

### **Bedroom 2**

6' 9" extending to 9' 3" x 13' 1" ( 2.06m extending to 2.82m x 3.99m )

2 Double Glazed windows to front aspect, overstairs storage cupboard, radiator.

### **Externally**

### **Enclosed Rear Garden**

small block paved patio area, artificial grass, south facing, security light and retractable washing line.

### **Allocated Parking Space**

### **Front Garden**

lawned area.





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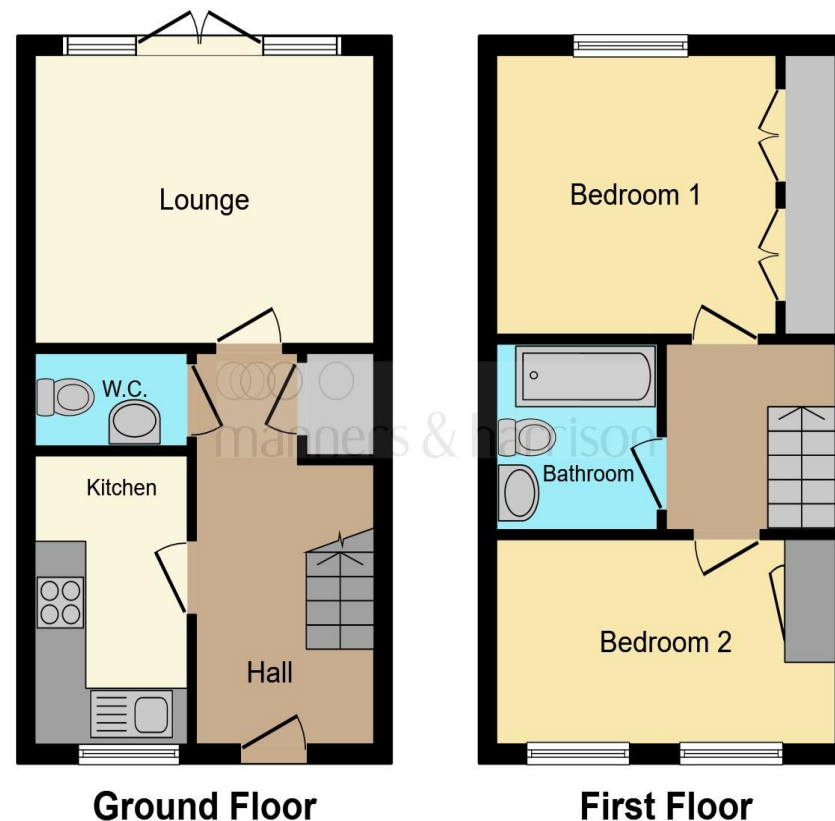
welcome to

## Larpool Close, HARTLEPOOL

- MODERN MID TERRACED HOUSE
- 2 DOUBLE BEDROOMS
- CLOAKROOM
- FRONT & REAR GARDENS
- ALLOCATED PARKING SPACE

Tenure: Freehold EPC Rating: C

**£100,000**



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