



**Brierton Lane, HARTLEPOOL TS25 5DW**

**welcome to**

## **Brierton Lane, HARTLEPOOL**

Perfectly suited for retirement living, this deceptively spacious, two bedroom, detached bungalow offers comfort, versatility and a desirable no onward chain position. An excellent opportunity for anyone looking to downsize without compromise.

### **Entrance Hallway**

Entered via UPVC double glazed door to side, laminate flooring, loft hatch access via pull down ladder.

### **Cloakroom**

Low level low flush wc, vanity wash hand basin, window to side.

### **Lounge**

16' 6" x 11' 4" Into bay ( 5.03m x 3.45m Into bay )  
Bay window to front, radiator.

### **Kitchen/ Diner**

11' 4" x 11' 9" ( 3.45m x 3.58m )  
Fitted with a range of wall and base units with complimenting working surfaces, double oven with hob and extractor fan over, integrated fridge and dishwasher, walk in pantry, window to side.

### **Conservatory**

10' x 10' 6" ( 3.05m x 3.20m )  
Door to rear, plasma electric fire.

### **Bedroom 1**

16' 9" Into bay x 11' 4" ( 5.11m Into bay x 3.45m )  
(Formally living room), Bay window to front, radiator, fireplace with electric fire.

### **Bedroom 2**

9' 8" x 11' 4" ( 2.95m x 3.45m )  
Window to rear, coved cornicing, radiator.

### **Bathroom**

Vanity wash hand basin, shower cubicle with mains shower, low level low flush sani-flow wc, window to side.







### **Externally**

#### **Rear Garden**

Patio area, lawn area, outside light, outside tap, garden shed, high degree of privacy.

#### **Front Garden**

Block paved driveway.



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## **Brierton Lane, HARTLEPOOL**

- GENEROUS PLOT
- SOUTH FACING REAR GARDEN
- 2 RECEPTION ROOMS
- SPACIOUS KITCHEN/DINER
- MOVE-IN READY!

Tenure: Freehold EPC Rating: D

**£200,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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