



**Brigandine Close, Hartlepool TS25 1ES**



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## **Brigandine Close, Hartlepool**

Perfectly positioned and set back in a cul-de-sac location, is this three bedroomed, detached family home. Notable features include a quiet south facing rear garden, master with en suite and garage. This wonderful family home will be perfect for young and growing families.

### **Entrance Porch**

Entered via UPVC double glazed door, UPVC double glazed window panels either side, UPVC double glazed window to side, laminate flooring, exposed brick walls, wood cladded ceiling, door leading into hallway.

### **Entrance Hallway**

Stairs to first floor, radiator, coved cornicing, door leading into lounge, laminate flooring.

### **Lounge**

13' 7" Max x 12' 2" Max ( 4.14m Max x 3.71m Max )  
UPVC double glazed window to front, radiator, coved cornicing, laminate flooring, TV point, feature wall mounted gas fire, archway open to dining area.

### **Dining Area**

7' 2" x 10' 6" ( 2.18m x 3.20m )  
UPVC double glazed window to rear, radiator, coved cornicing, laminate flooring, door leading to Kitchen.

### **Kitchen**

10' 8" x 7' 9" ( 3.25m x 2.36m )  
UPVC double glazed window to rear, laminate flooring, radiator, a range of cream wood wall and base units with contrasting working surfaces, tiled splashback, inset 1/2 bowl sink/drainers with mixer tap, space for freestanding cooker, under stairs storage cupboard, opening to utility area.

### **Utility Area**

7' 5" x 6' 4" ( 2.26m x 1.93m )  
UPVC double glazed window to rear, UPVC double glazed door to rear, radiator, laminate flooring, wall mounted Baxi combi boiler, space for fridge/freezer, plumbing for washing machine, space for tumble dryer.

### **First Floor**

#### **Landing**

Stairs from hallway, loft hatch access, built in storage cupboard.

#### **Bedroom 1**

12' 7" Onto wardrobes x 9' 1" ( 3.84m Onto wardrobes x 2.77m )  
UPVC double glazed window to front, radiator, laminate flooring, three door built in mirrored sliding wardrobes, door leading to ensuite.

#### **Ensuite**

UPVC double glazed window to the front, radiator, laminate flooring, low level low flush wc, wash hand basin on a vanity unit, half panelled walls, walk in shower cubicle with hand held shower attachment, shaver point.

#### **Bedroom 2**

8' 1" x 14' 1" ( 2.46m x 4.29m )  
UPVC double glazed window to front, radiator, three door built in sliding wardrobes, dado rail.

#### **Bedroom 3**

9' 2" x 10' ( 2.79m x 3.05m )  
UPVC double glazed window to rear, radiator, laminate flooring.

#### **Family Bathroom**

UPVC double glazed window to rear, free standing bath with central mixer tap and handheld shower attachment, low level low flush wc, wash hand basin on a vanity unit, laminate flooring, spotlights to ceiling, chrome heated towel rail.





### Externally

#### Rear Garden

Fence enclosed, low maintenance with a stone bed area, paved patio area, mature planting to borders, wooden gate leading down the side of the property, wooden gate leading to the front.

#### Front Garden

Wall enclosed with a driveway leading to the garage, stone bed area with mature planting.

#### Garage

Up and over door, power and light, personnel door leading to the side.



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## Brigandine Close, Hartlepool

- LOUNGE/ DINING ROOM
- KITCHEN WITH UTILITY AREA
- MASTER BEDROOM WITH ENSUITE
- SOUTH FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND SEA FRONT

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£220,000**



Ground Floor



First Floor

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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