



**\*\*\* REDUCED WAS £260,000 NOW £250,000\*\*\* \*\*\* NO CHAIN INVOLVED \*\*\*** An impressive **THREE BEDROOM** detached property on the popular Tunstall Farm estate in West Park. The home commands a favourable corner position overlooking a pleasant green to the front and was built by builders Taylor Wimpey to the 'Aldenham' style. The 'Aldenham' is a traditional three bedroom house with an integral garage, which would suit couples or families.

The internal layout comprises: entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, the lounge is located to the rear of the property and incorporates French doors to the garden. A useful study/dining room is located to the front, whilst the kitchen is fitted with units to base and wall level with a built-in oven, hob and extractor included. To the first floor are three bedrooms, the master bedroom benefitting from fitted wardrobes and modern en-suite shower room, whilst bedrooms two and three are served by the family bathroom. Externally is a low maintenance front, with a driveway in front of the garage providing useful off street parking. The enclosed rear garden features lawn and decked patio areas.

**Niven Close, Hartlepool, TS26 0FP**

**3 Bedroom - House - Detached**

**£250,000**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: D**





## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door, stairs to the first floor with fitted carpet, single radiator, access to:

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite and chrome fittings comprising: pedestal wash hand basin with chrome mixer tap, low level WC, fitted extractor fan, single radiator.

### REAR LOUNGE

**14'2 x 10'5 (4.32m x 3.18m)**

uPVC double glazed French doors with matching side screens to the rear garden, modern fire surround with electric fire, television point, double radiator.

### STUDY/DINING ROOM

**10'2 x 8'7 (3.10m x 2.62m)**

uPVC double glazed window to the front aspect, double radiator.

### KITCHEN

**9'10 x 9'9 (3.00m x 2.97m)**

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with separate four ring gas hob and extractor hood over, all finished in brushed stainless steel with matching splashback, recess with plumbing for washing machine, recess for dishwasher, space for free standing fridge/freezer, three drawer unit to base level, uPVC double glazed window to the rear aspect, double glazed composite door to the side, single radiator.

## FIRST FLOOR

### LANDING

Built-in storage cupboard, hatch to loft space, fitted carpet, single radiator.

### BEDROOM ONE

**13'5 x 10'5 (4.09m x 3.18m)**

uPVC double glazed window to the front aspect allowing an attractive view of the green, modern white gloss wardrobes, fitted carpet, television point, single radiator, access to:

### EN-SUITE SHOWER ROOM/WC

**6'10 x 4'11 (2.08m x 1.50m)**

Fitted with a modern three piece suite comprising: shower cubicle with chrome frame, space saving folding door and Aqualisa shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, uPVC double glazed window to the front aspect, fitted extractor fan.

### BEDROOM TWO

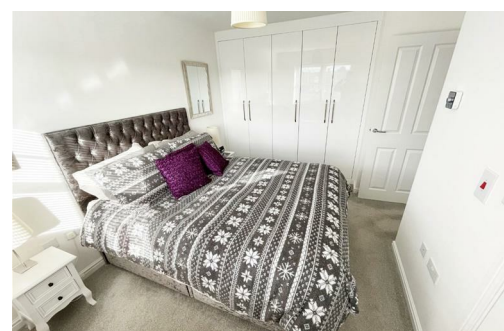
**11'8 x 9'9 (3.56m x 2.97m)**

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

### BEDROOM THREE

**9'9 x 8'9 (2.97m x 2.67m)**

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



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**BATHROOM/WC**

**6'9 x 6'6 (2.06m x 1.98m)**

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, close coupled WC, attractive tiling to splashback, uPVC double glazed window to the rear aspect, fitted extractor fan, single radiator.



**OUTSIDE**

The property occupies a pleasant corner position, with a part lawned side area. A double width driveway provides useful off street parking. A gate to the side of the property leads through to the enclosed rear garden with lawn and decked patio area incorporating fence and brick boundaries, with a useful timber potting shed included.



**GARAGE**

**14'3 x 7'8 (4.34m x 2.34m)**

**NB**

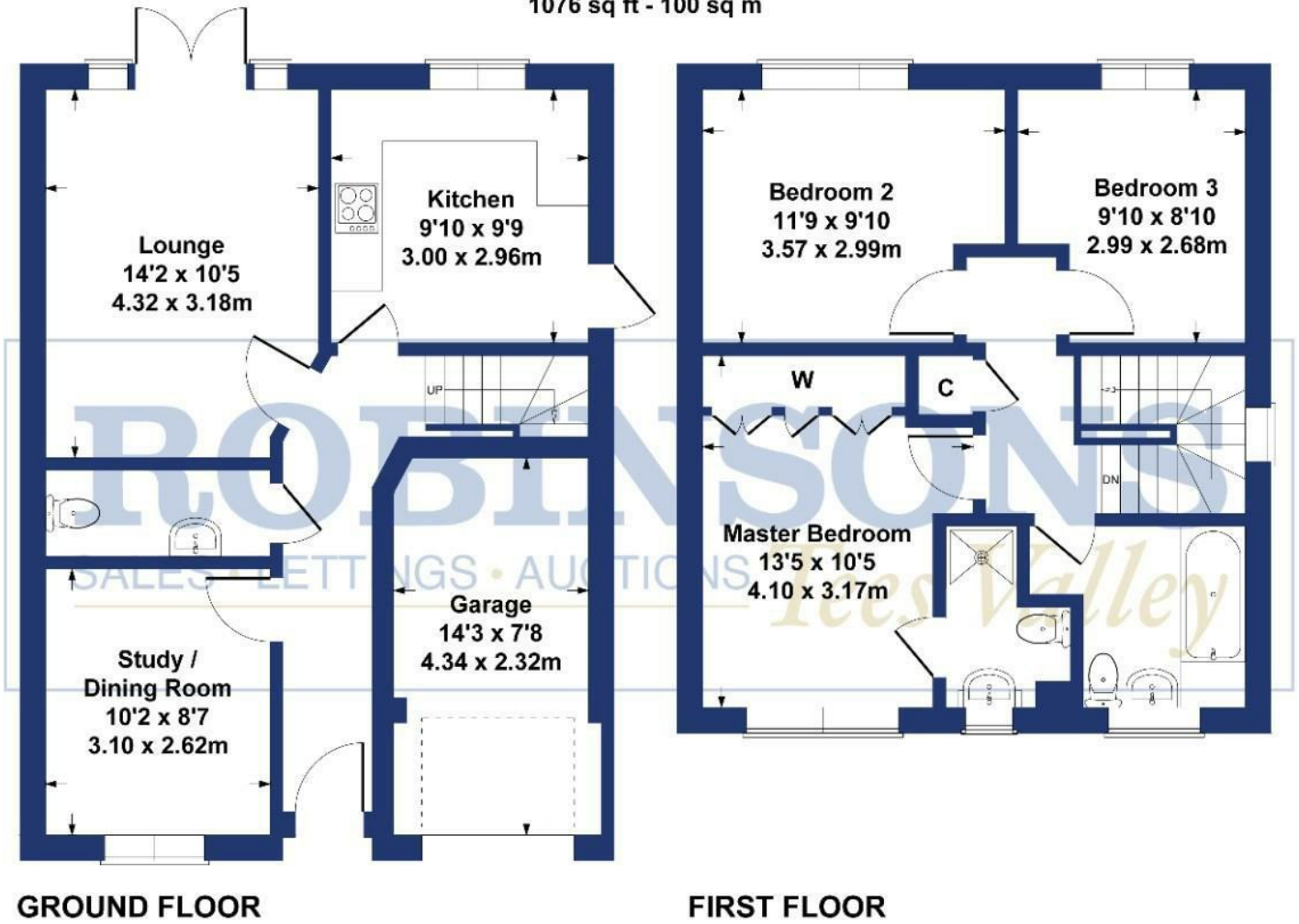
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





# Niven Close

Approximate Gross Internal Area  
1076 sq ft - 100 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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