



Gatesgarth Close, Bakers Mead, TS24 8RB
2 Bed - Apartment
£55,000

Council Tax Band: A
EPC Rating: D
Tenure: Leasehold



SMITH &
FRIENDS
ESTATE AGENTS



Gatesgarth Close, Bakers Mead, TS24 8RB

A deceptively spacious two bedroom ground floor apartment situated in the popular Bakers Mead development. The property is likely to appeal to a variety of buyers, including first time buyers and investors. Pleasing features include uPVC double glazing, economical electric storage heating, secure telecom entry system and allocated parking. Internal viewing comes recommended to appreciate the accommodation on offer, with a layout that briefly comprises: communal entrance, private entrance hall with two useful storage cupboards and access to the lounge with wall mounted electric fire, an archway from the dining area leads through to the kitchen which is fitted with units to base level with recesses for appliances, both bedrooms are generous in size and are served by the family bathroom/WC which is fitted with a three piece suite. Externally is an allocated parking space with ample visitors parking available. Bakers Mead development is ideally located within close proximity of amenities and schools and only a short distance from Hartlepool town centre.

COMMUNAL ENTRANCE

Secure door entry system.

HALLWAY

An 'L' shaped entrance hall which benefits from two useful storage cupboards which have been part shelved, access to:

'L' SHAPED LOUNGE & DINING AREA

LOUNGE AREA

13'8 x 9'5 (4.17m x 2.87m)

uPVC double glazed French doors, 'oak' style fire surround with inset electric fire, wall mounted electric storage heater.

DINING AREA

8'3 x 6'4 (2.51m x 1.93m)

uPVC double glazed window to front, arch through to:

KITCHEN

8' x 7'2 (2.44m x 2.18m)

Fitted with a range of units to base level with complementing 'roll-top' work surfaces in a 'U' shaped layout incorporating an inset one and a half bowl single drainer sink unit with chrome mixer tap and tiled splashback, four ring electric hob with fan assisted oven, recess with plumbing for automatic washing machine, recess for free standing fridge/freezer.

BEDROOM 1

10'11 x 9'2 (3.33m x 2.79m)

uPVC double glazed window, wall mounted electric storage heater.

BEDROOM 2

10'6 x 9'10 (3.20m x 3.00m)

uPVC double glazed window, wall mounted electric storage heater.

FAMILY BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath, pedestal wash hand basin with chrome dual taps, low level WC, heated chrome towel rail, extractor fan.

EXTERNALLY

The property has an allocated parking space, with ample visitors parking available.

NB 1

The property is of leasehold tenure and has a yearly maintenance charge.

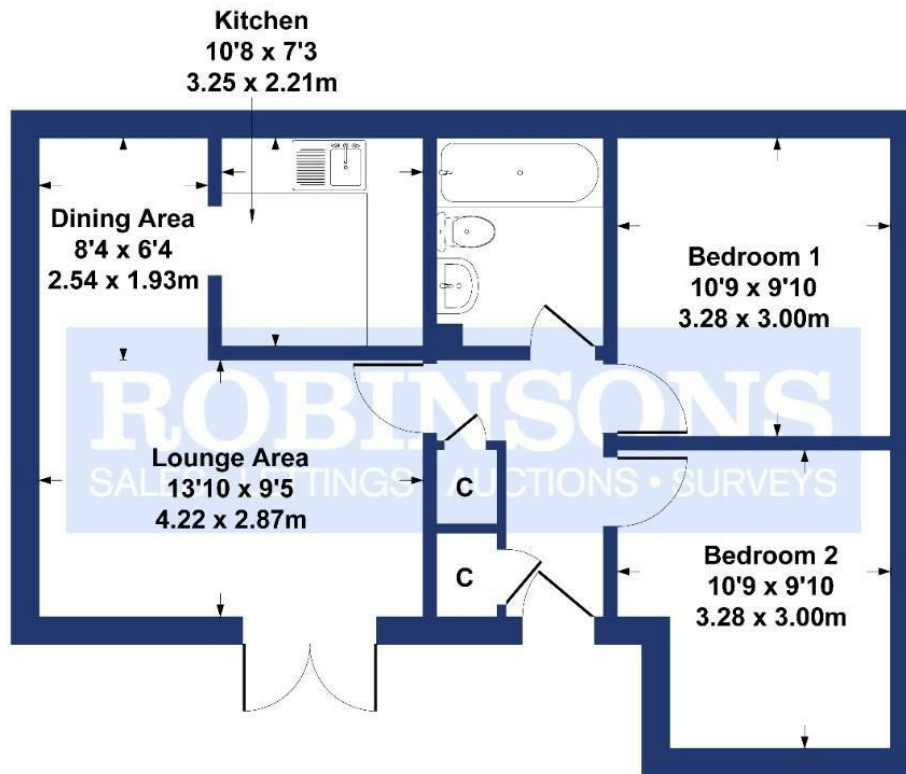
NB 2

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.



Gatesgarth Close Hartlepool

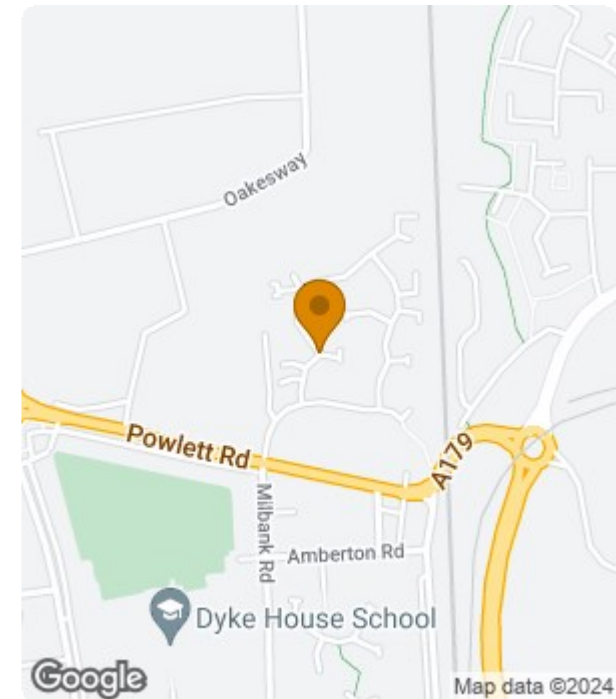
Approximate Gross Internal Area
567 sq ft - 53 sq m



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. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. Smith & Friends Estate Agents 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.

106 York Road, Hartlepool, TS26 9DE

Tel: 01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH &
FRIENDS**
ESTATE AGENTS