



An impressive three bedroom semi detached property offering accommodation ideal for a first time buyer or young family. The home benefits from a modern upgraded kitchen and shower room, whilst further benefitting from gas central heating, uPVC double glazing, off street parking and a generous rear garden. An internal viewing comes recommended, with a layout that briefly comprises: entrance with stairs to the first floor, bay fronted lounge with glass panelled doors through to the open plan dining kitchen including a range of built-in and integrated appliances, whilst French doors from the dining area open to the rear garden. To the first floor are three bedrooms which are served by the modern white and chrome shower room which incorporates a large corner shower with vanity basin and toilet. Externally, to the front of the property is an enclosed garden with a driveway providing off street car parking. A walkway leads to the side of the property and gives access to the rear garden via a wrought iron gate. One of the pleasing features of this property is its generous sized rear garden which enjoys a westerly aspect. It has a long lawned area with flower borders containing a wide variety of mature shrubs and flora, two timber garden sheds.

Broomhill Gardens, Hartlepool, TS26 0JP

3 Bed - House - Semi-Detached

£168,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



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GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled door, radiator, staircase to first floor landing.

LOUNGE

12'11 x 11'11 (3.94m x 3.63m)

uPVC double glazed bay window to front, living flame 'log' effect fire with modern surround, radiator, glass panelled doors opening into the dining area.

OPEN PLAN DINING KITCHEN

DINING AREA

11'11 x 11'3 (3.63m x 3.43m)

Sliding patio doors opening onto the rear garden, radiator, opening through to the kitchen.

KITCHEN AREA

12'8 x 6'5 (3.86m x 1.96m)

Refitted with a range of modern cream wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with fan assisted oven, plumbing for washing machine, space for fridge and freezer, two uPVC double glazed windows, two large storage cupboards.

FIRST FLOOR

LANDING

uPVC double glazed window, access to loft (part boarded with light).

BEDROOM 1

13'8 x 10'3 (4.17m x 3.12m)

uPVC double glazed bay window to front aspect, fitted wardrobes, radiator.

BEDROOM 2

11'11 x 11'5 (3.63m x 3.48m)

uPVC double glazed window to rear aspect, fitted wardrobes, radiator.

BEDROOM 3

7'10 x 7'7 (2.39m x 2.31m)

uPVC double glazed window to front aspect, radiator.



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FAMILY SHOWER ROOM/WC

Refitted with a stunning white and chrome suite comprising: large corner shower cubicle with wall mounted thermostatic shower, wash hand basin with vanity storage, close coupled WC, co-ordinated tiled walls and flooring, radiator, uPVC double glazed window.

EXTERNALLY

To the front of the property is an enclosed garden, with a driveway providing off street car parking. A walkway leads to the side of the property and gives access to the rear garden via a wrought iron gate. One of the pleasing features of this property is its generous sized rear garden which enjoys a westerly aspect. It has a long lawn area with flower borders containing a wide variety of mature shrubs and flora, two timber garden sheds.

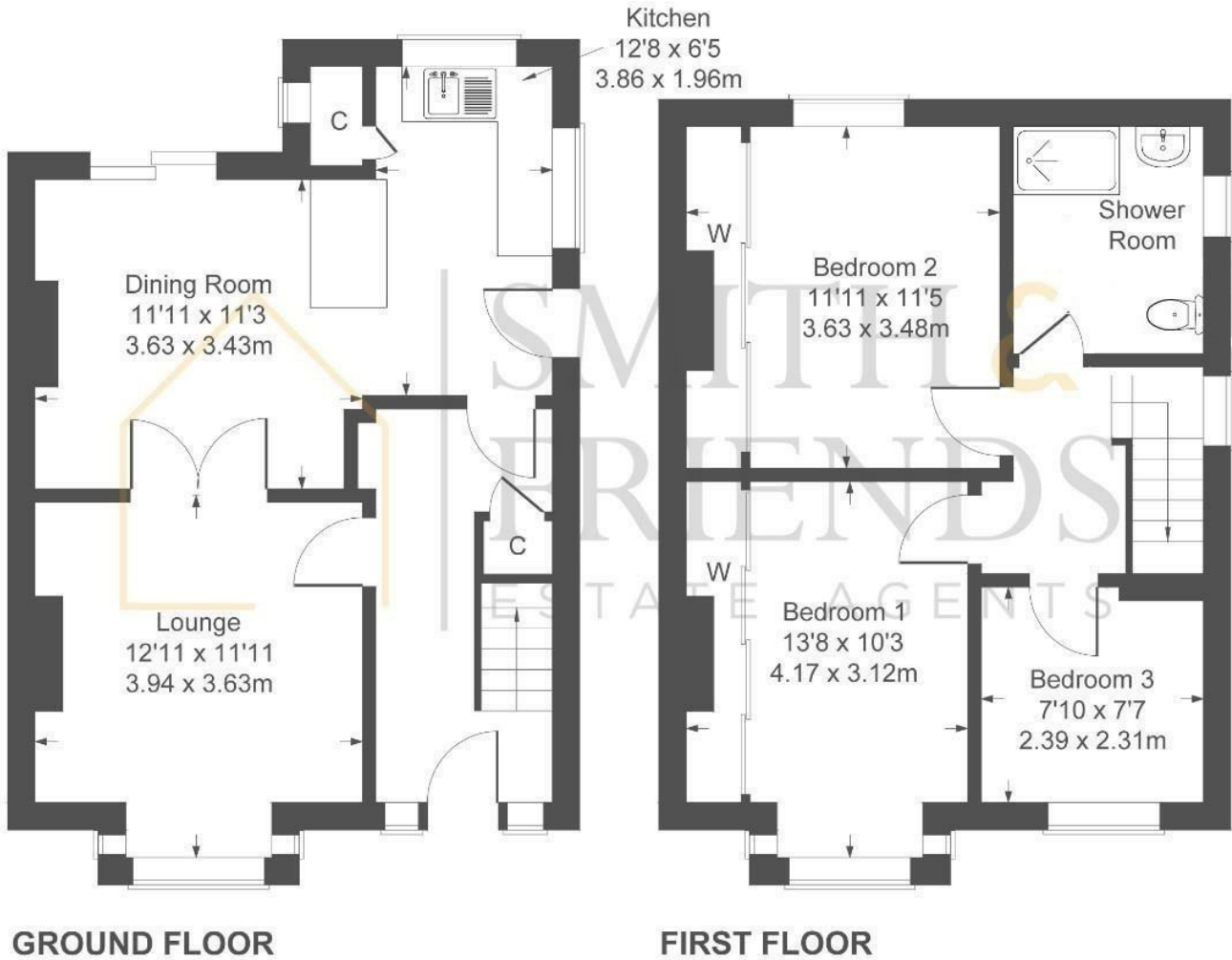
NB

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.



Broomhill Gardens

Approximate Gross Internal Area
947 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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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