



Brandon Close, Fens, TS25 2LN
2 Bed - Bungalow - Semi Detached
£159,950

Council Tax Band: B
EPC Rating: D
Tenure: Freehold



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*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A pleasantly positioned two bedroom semi detached Bungalow on Brandon Close in a popular part of the Fens Estate, with low maintenance gardens and larger than average garage measuring approximately 25ft in length. The accommodation features a modern kitchen and shower room/wet room with walk-in shower, whilst further benefits include gas central heating and uPVC double glazing. The accommodation briefly comprises: entrance hall with access to a generous family lounge with attractive feature fire surround and gas fire, the kitchen has been fitted with a range of units to base and wall level and includes a built-in oven, hob and extractor with further space for free standing appliances. The hall gives further access to two good sized bedrooms, they are served by the shower room which is fitted with a three piece suite. Externally is a low maintenance block paved front which provides useful off street car parking, with a driveway continuing alongside the property leading towards the larger than average garage. The enclosed rear garden offers a good degree of privacy with paved, pebbled and decked patio areas. The garage is accessed via a remote controlled roller door to the front. Fitted blinds, carpets and flooring are included in the asking price. VIEWING RECOMMENDED.

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, fitted carpet, dado rail, coved ceiling, single radiator with cover included, double doors to lounge, hatch to loft space which is part boarded for storage purposes with a pull down access ladder.

SPACIOUS LOUNGE

17'7 x 11'6 (5.36m x 3.51m)

A generous lounge with uPVC double glazed bow window to the front aspect, feature fire surround with gas fire, fitted carpet, coved ceiling, television point, double radiator.

MODERN KITCHEN

10'7 x 8'9 (3.23m x 2.67m)

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 single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, attractive tiling to splashback, fitted three drawer unit to base level, recess for washing machine, fridge and separate freezer, concealed Vaillant Ecotec Pro 28 boiler, useful storage cupboard, convector radiator, coved ceiling, uPVC double glazed window to the rear aspect, uPVC double glazed side door.

BEDROOM ONE

12' x 11'6 (3.66m x 3.51m)

A generous sized master bedroom with uPVC double glazed French doors and matching side screens giving access to the rear garden, fitted carpet, central heating radiator with cover included.

BEDROOM TWO

9' x 8'9 (2.74m x 2.67m)

uPVC double glazed window to the front aspect, fitted carpet, coved ceiling, single radiator.

SHOWER ROOM/WET ROOM

6'6 x 5'5 (1.98m x 1.65m)

Fitted with a three piece suite comprising: walk-in shower area with Mira Advance thermostatic shower, inset wash hand basin with chrome mixer tap and cabinet below, close coupled WC, tiling to walls, non-slip flooring, chrome heated towel radiator, uPVC double glazed window to the side aspect.

EXTERNALLY

The property benefits from a block paved front which provides useful off street car parking with a driveway running alongside the property leading towards the larger than average garage. The enclosed rear garden offers decking, paved and pebbled areas, with fenced boundaries and gated access.

GENEROUS GARAGE

25'4 x 11' (7.72m x 3.35m)

An extended garage which is accessed via a remote controlled roller shutter door to the front, uPVC double glazed French doors from the rear garden, electric light, power points.

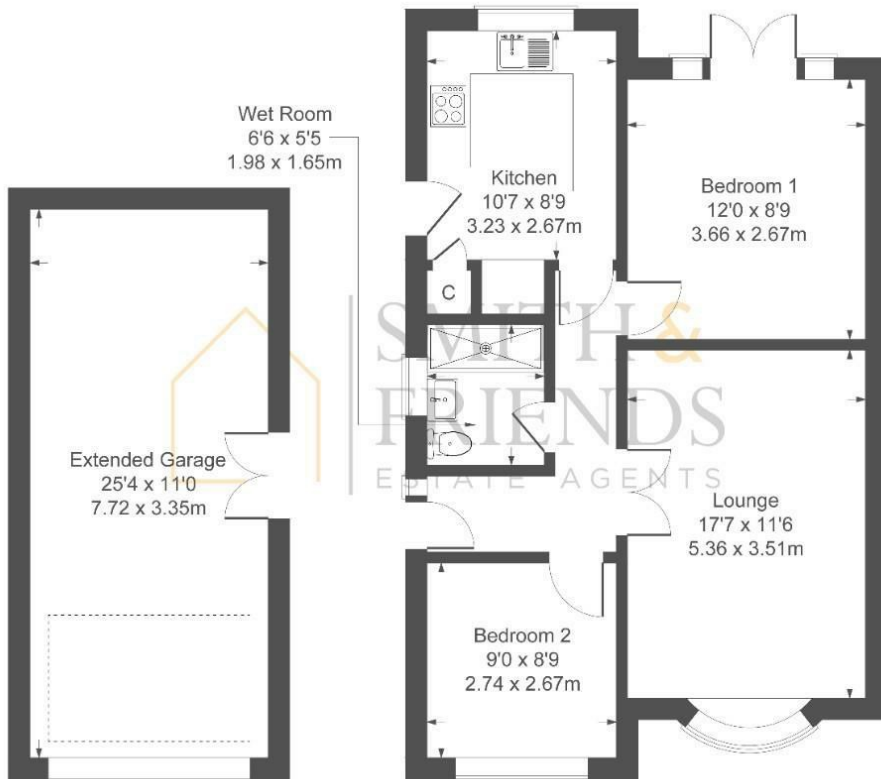
NB

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.



Brandon Close

Approximate Gross Internal Area
907 sq ft - 84 sq m



Garage

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(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	



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.

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