



***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** An impressive **TWO BEDROOM** detached bungalow offering spacious, well proportioned and **EXTENDED ACCOMMODATION**, ideal for those looking to downsize without comprising on space. The home incorporates ample living space with lounge, generous open plan kitchen/diner/sitting room measuring over 42ft and two bathrooms. The accommodation is warmed by gas central heating, features uPVC double glazing and includes a burglar alarm system and CCTV. The internal layout comprises: inviting entrance hall with double doors and access into the lounge with feature fire surround, electric fire and French doors into the rear garden. The enviable kitchen/diner/sitting room offers ample space for cooking, entertaining and dining. It has been fitted with white 'gloss' style units and includes a free standing cooking range, integrated dishwasher and washing machine. The hall provides further access to **TWO DOUBLE BEDROOMS**, main bathroom and additional shower room/wet room which has been designed to allow wheelchair access. Another pleasing feature of this bungalow is the attractively landscaped rear garden with Indian sandstone paving that should prove to be a suntrap in the summer months. A large block paved driveway provides useful off street car parking. Fitted carpets, blinds, alarm system and CCTV are included in the asking price. **VIEWING RECOMMENDED.**

Serpentine Gardens, Hartlepool, TS26 0HQ

2 Bedroom - Bungalow - Detached

£270,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D



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Serpentine Gardens, Hartlepool, TS26 0HQ



ENTRANCE CANOPY

Electric light fitting.

INVITING ENTRANCE HALL

11'9 x 10'9 (3.58m x 3.28m)

A spacious entrance hall which incorporates attractive Amtico flooring, inset spotlighting to ceiling, convector radiator, upgraded internal oak doors.

GOOD SIZE THROUGH LOUNGE

26'3 into bay x 12' (8.00m into bay x 3.66m)

A dual aspect lounge offering a high degree of natural light, with uPVC double glazed curved bay window to the front aspect, uPVC double glazed French doors with matching side screens to the rear garden, feature fire surround with electric fire, fitted carpet, wall light, television point, two convector radiators, double doors through to:



OPEN PLAN KITCHEN/DINER/SITTING ROOM

42'5 x 9'9 narrowing to 7'4 (12.93m x 2.97m narrowing to 2.24m)

SEATING/DINING AREA

Modern 'oak' style laminate flooring, uPVC double glazed bow window to the front aspect, convector radiator, access to:



KITCHEN AREA

Fitted with an extensive range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess with free standing cooking range included, extractor hood over, black 'brick' style tiling to splashback, integrated washing machine, integrated dishwasher, space for large free standing fridge/freezer, two three drawer units to base level, inset spotlighting to ceiling, uPVC double glazed French doors with matching side screens to the rear garden.



BEDROOM ONE

12'1 into wardrobes x 11'9 (3.68m into wardrobes x 3.58m)

Wall to wall fitted wardrobes, uPVC double glazed bow window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO

13'4 x 9'10 (4.06m x 3.00m)

uPVC double glazed window looking out to the rear garden, fitted carpet, convector radiator.



FAMILY BATHROOM

9'9 x 5'8 (2.97m x 1.73m)

Fitted with a two piece white suite and chrome fittings comprising: 'whirlpool spa' style bath with central chrome mixer tap, vanity style sink with chrome mixer tap and storage below, tiling to splashback and flooring, wall mounted vanity mirror, uPVC double glazed opaque window to the rear aspect, tall chrome heated towel radiator, extractor fan, inset spotlighting to ceiling.

SHOWER ROOM/WET ROOM/WC

10'5 x 3'2 plus 3'6 x 3'3 (3.18m x 0.97m plus 1.07m x 0.99m)

Walk-in shower area with chrome shower, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with white gloss back and vanity area above, tiling to walls and flooring, uPVC double glazed opaque window to the side aspect, chrome heated towel radiator, extractor fan, inset spotlighting to ceiling.



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EXTERNALLY

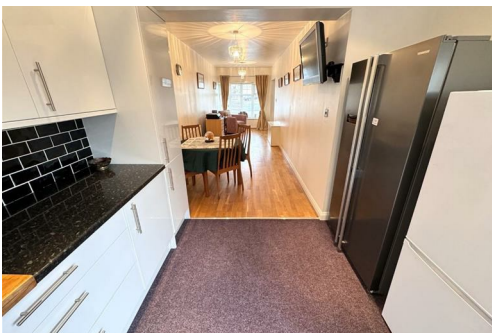
The property occupies a pleasant set back position, with a lawned front garden and brick boundary wall. A block paved driveway provides useful off street parking, with a gate to the side of the property leading through to the enclosed rear garden incorporating Indian sandstone paving, with a pebbled border and fenced boundaries. The garden enjoys a good degree of privacy and should prove to be a suntrap in the summer months.

LOCATION

Serpentine Gardens is located just off Serpentine Road with easy access to amenities and transport links. The bungalow backs onto Greenbank Court with a good degree of privacy.

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.



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Serpentine Gardens

Approximate Gross Internal Area
1291 sq ft - 120 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. 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		81
(81-91)	B		
(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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