



Having undergone a comprehensive refurbishment by the current owners, this extended three bedroom semi detached property offers a generously proportioned layout spread over three floors. Boasting a stunning extended garden room area with glass roof, landscaped rear garden, modern kitchen and family bathroom. The versatile layout, with a contemporary finish, will appeal to a variety of potential buyers and in brief comprises of: entrance hall, lounge leading to the modern fitted kitchen which is open to the garden room. The ground floor is completed by a downstairs WC. The first floor has two double bedrooms and a newly fitted family bathroom. The top floor has a master bedroom, walk-in dressing area with bespoke fitted open plan wardrobes and a large en-suite with skylight window. Externally, to the rear is a landscaped garden with patio and lawned areas and the front is laid to lawn. The single garage is to the front in a block of three, with off street parking in front. The property is well positioned within this popular Seaton development, close to local amenities and commuter routes.

Bedale Close, Hartlepool, TS25 1JH

3 Bed - House - Semi-Detached

£167,500

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



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Bedale Close, Hartlepool, TS25 1JH



GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

14'10 x 14'10 (4.52m x 4.52m)

UPVC double glazed window to front aspect, radiator.

DINING KITCHEN

14'9 x 15'8 max (4.50m x 4.78m max)

A range of modern 'shaker' style wall, base and drawer units with complementary 'wood' effect worktops, space for fridge/freezer, built-in electric oven, four ring gas hob with matching 'wood' effect splashback and extractor over, stainless steel sink/drainer with mixer tap, plumbing for washing machine, plumbing for dishwasher, uPVC double glazed window to the rear aspect, laminate flooring, two radiators.

GARDEN ROOM

8'9 x 6' (2.67m x 1.83m)

Open to the kitchen, glass roof, uPVC double glazed window to the rear aspect and uPVC double glazed door leading on to the rear garden.

DOWNSTAIRS TOILET

Pedestal wash hand basin with tiled splashback, low level low flush WC, radiator, extractor fan.

FIRST FLOOR

LANDING

Stairs from hallway, radiator, uPVC double glazed window to front aspect, airing cupboard.

BEDROOM

11'1 x 8'4 (3.38m x 2.54m)

uPVC double glazed window to rear aspect, radiator.

BEDROOM

9'1 x 8'4 (2.77m x 2.54m)

uPVC double glazed window to front aspect, radiator.

FAMILY BATHROOM/WC

White and chrome suite with panelled bath, low level WC, pedestal wash hand with vanity storage; uPVC double glazed window to rear aspect, radiator, extractor fan.

SECOND FLOOR

LANDING

Stairs from first floor landing.

MASTER BEDROOM

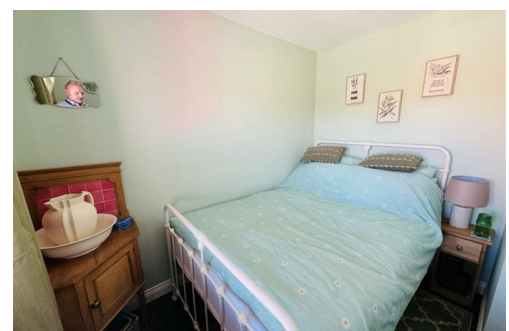
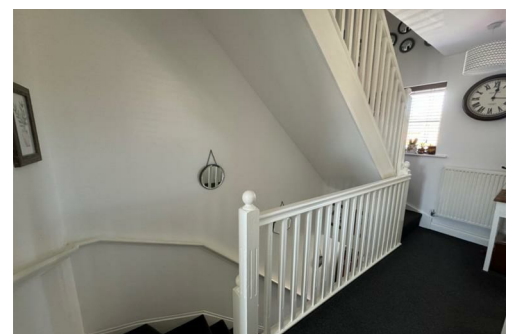
12'10 x 11'5 max (3.91m x 3.48m max)

uPVC double glazed window to front aspect, radiator.

DRESSING AREA

5'4 x 5'1 plus wardrobes (1.63m x 1.55m plus wardrobes)

Built-in wardrobes, radiator.



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EN-SUITE SHOWER ROOM/WC

Walk-in shower cubicle with wall mounted thermostatic shower, pedestal wash hand basin, low level WC, skylight window, radiator, extractor fan.

EXTERNALLY

The FRONT GARDEN is mainly laid to lawn with a well stocked border and a paved walkway leading to the front door.

The SOUTH FACING REAR GARDEN has been recently landscaped, with patio, lawned area with raised planters, fence enclosed with gate to side aspect for access.

SEPARATE GARAGE

Located in a separate block opposite the property, with up and over door and space for parking in front.

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.



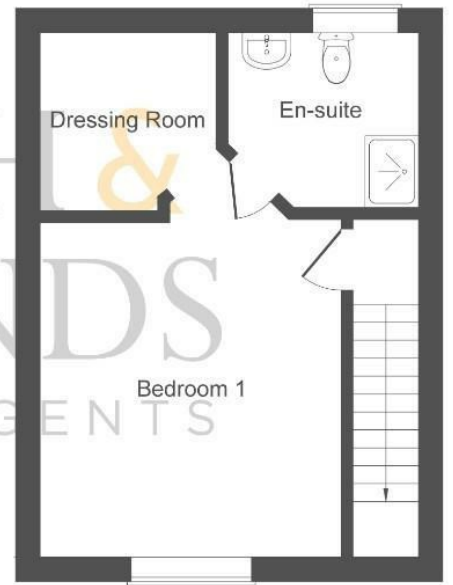
Bedale Close



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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			89
(81-91) B		78	
(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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