



**\*\* CHAIN FREE \*\*** An impressive, individually designed three bedroom detached bungalow which has gardens to four sides. Features include gas central heating and uPVC double glazing. Briefly comprising, to the ground floor: entrance hall, lounge, dining room, double glazed conservatory, impressive kitchen/breakfast room including built-in appliances, utility, bedroom one and family bathroom with separate toilet. To the first floor there are a further two double bedrooms and a shower room. Externally, the enclosed west facing rear garden is mainly laid to lawn with a sunny, patio area. Both sides and front gardens are enclosed and mainly laid to lawn with well stocked borders. The garage has power and lighting and a double width driveway leading to it. The property is tucked away in a quiet cul de sac position amongst similar desirable, individually built homes in this exclusive location. Excellent local shopping facilities are close by, as is the A179 which provides easy access to the A19 for fast commuting North and South.

**Alnwick Close, Hartlepool, TS27 3JE**

**3 Bedroom - Bungalow - Detached**

**£325,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: E**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

## GROUND FLOOR

### ENTRANCE HALLWAY

Glass panelled door, radiator, spindle staircase to first floor landing.

### LOUNGE

**16'10 x 10'8 (5.13m x 3.25m)**

Double glazed window to rear, living flame 'coal' effect gas fire with modern surround, glass panelled doors opening into the dining room.

### DINING ROOM

**12'1 x 10'10 (3.68m x 3.30m)**

Double glazed window to rear, sliding patio doors opening into the conservatory, radiator.

### CONSERVATORY

**7'9 x 7'8 (2.36m x 2.34m)**

Sliding patio doors opening onto the rear garden.

### BREAKFAST KITCHEN

**11'11 x 11'10 (3.63m x 3.61m)**

Fitted with a range of modern white wall, base and drawer units with complementary worktops and co-ordinated splashback tiling, inset sink and drainer with mixer tap, four ring electric hob with illuminating extractor and fan assisted oven, integrated fridge and freezer, double glazed window to rear, access to the utility.

### UTILITY

**8'6 x 6'6 (2.59m x 1.98m)**

Wall and base units with matching worktops, inset sink and drainer, plumbing for washing machine, door to rear lobby.

### BEDROOM (ground floor)

**13'1 x 11'11 (3.99m x 3.63m)**

Double glazed window to rear, radiator.

### FAMILY BATHROOM

**8'4 x 6'10 (2.54m x 2.08m)**

White and chrome suite with panelled bath, separate shower cubicle and pedestal wash hand basin; co-ordinated tiled walls, double glazed window, radiator.

### SEPARATE TOILET

**5' x 2'10 (1.52m x 0.86m)**

Low level WC, double glazed window.

## FIRST FLOOR

### LANDING

Built-in storage, access to all rooms, Velux window to front.

### BEDROOM (first floor)

**13'3 x 9'5 (4.04m x 2.87m)**

Double glazed window to rear, radiator.

### BEDROOM (first floor)

**12' x 9'8 (3.66m x 2.95m)**

Double glazed window to front, radiator.



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**SHOWER ROOM/WC**

**6'2 x 6'1 (1.88m x 1.85m)**

Corner shower cubicle with wall mounted electric shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, Velux window to rear.

**EXTERNALLY**

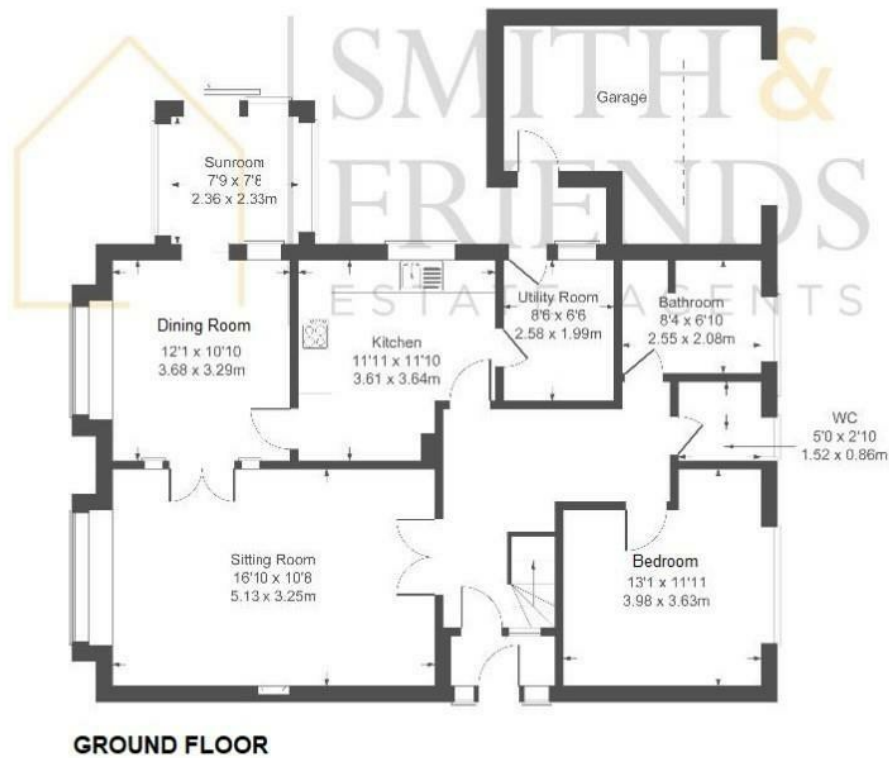
Set on a favourable corner plot with wrap around gardens. The enclosed west facing rear garden is mainly laid to lawn with a sunny, patio area. Both sides and front gardens are enclosed and mainly laid to lawn with well stocked borders. The GARAGE has power and lighting and a double width driveway leading to it.

**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.



**Alnwick Close**  
 Approximate Gross Internal Area  
 1625 sq ft - 151 sq m  
 (Excluding 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			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(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. 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.

