



**\*\* CHAIN FREE \*\***A well presented four bedroom detached house which is within STROLLING DISTANCE TO THE SEA FRONT. It is warmed by gas central heating and has uPVC double glazing. This good sized family home ticks many boxes and can only be appreciated upon an internal inspection. The floor plan briefly comprises: entrance hall, cloakroom/WC, lounge which has French doors leading to the well cared for rear garden, separate dining room which has double opening doors giving access to the hall and a kitchen/breakfast room, four bedrooms, all having built-in wardrobes and the master bedroom having an en-suite. To complete the accommodation is an impressive family bathroom. Externally, the rear garden has a lawn and patio area, whilst the open plan front garden is laid to lawn, with driveway leading to the integral garage.

**Gala Close, Hartlepool, TS25 1GB**

**4 Bed - House - Detached**

**Chain Free £250,000**

**EPC Rating: C**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Gala Close, Hartlepool, TS25 1GB



## GROUND FLOOR

### ENTRANCE HALL

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

### CLOAKS/WC

Low level WC, wash hand basin, radiator.

### DINING ROOM

**12'9 x 9'8 (3.89m x 2.95m)**

uPVC double glazed bay window to front, radiator.

### LOUNGE

**14'7 x 12' (4.45m x 3.66m)**

uPVC double glazed French doors opening onto the rear garden, living flame 'coal' effect electric fire with surround, radiator.

### BREAKFAST KITCHEN

**15'7 x 9'8 (4.75m x 2.95m)**

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob, with illuminating extractor and oven, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to rear, double glazed glass panelled door to side.

### FIRST FLOOR LANDING

Loft access, airing cupboard.

### BEDROOM (front)

**15'2 x 11'7 (4.62m x 3.53m)**

Three uPVC double glazed windows, radiator, built-in wardrobes.

### EN SUITE SHOWER ROOM/WC

Walk-in shower, low level WC, pedestal wash hand basin, radiator, uPVC double glazed window.

### BEDROOM (front)

**10'1 x 8'6 (3.07m x 2.59m)**

uPVC double glazed window, built-in wardrobes, radiator.

### BEDROOM (rear)

**9'2 x 8'7 (2.79m x 2.62m)**

uPVC double glazed window, built-in wardrobes, radiator.

### BEDROOM (rear)

**9'10 x 8'6 (3.00m x 2.59m)**

uPVC double glazed window, radiator.

### FAMILY BATHROOM/WC

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC; co-ordinated splashback, uPVC double glazed window.



## Gala Close, Hartlepool, TS25 1GB

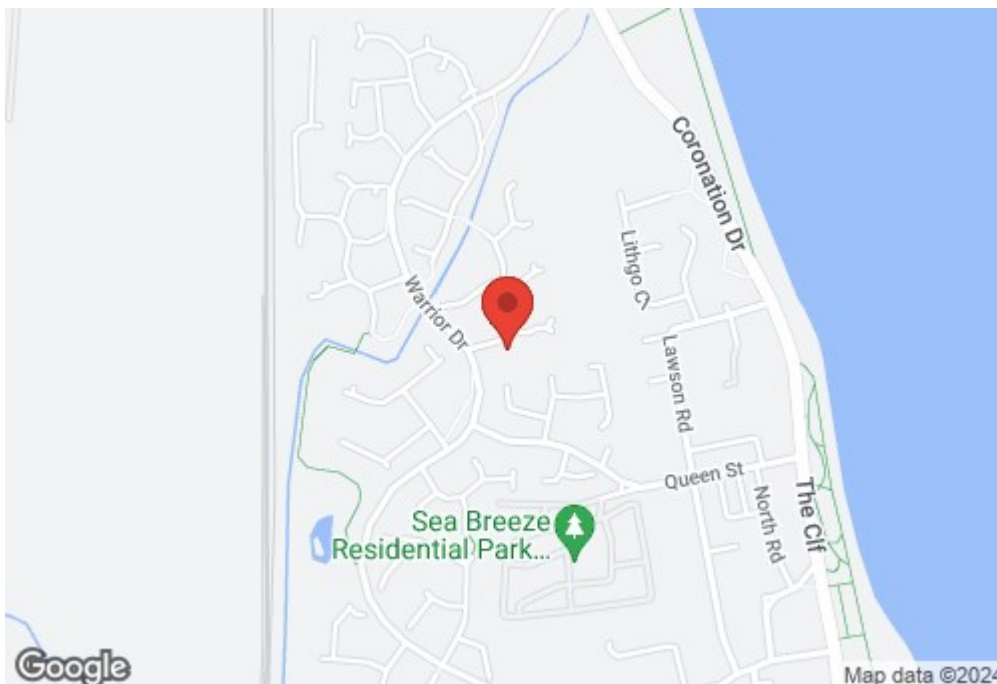


### EXTERNALLY

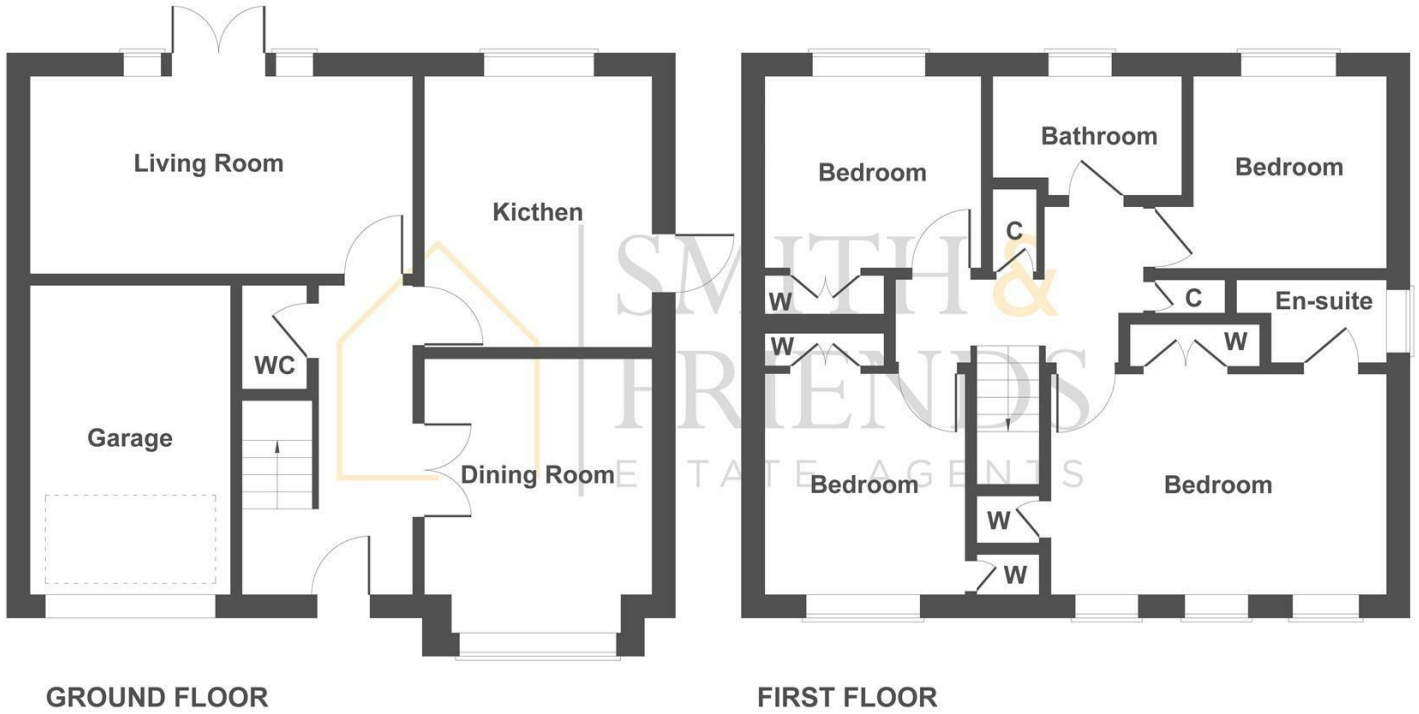
The enclosed rear garden is mainly laid to lawn with a sunny paved patio area and timber shed. The open plan front garden is laid to lawn, with driveway leading to the SINGLE GARAGE.

### 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.



Gala



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			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE  
01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS