



\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A deceptively spacious two bedroom GROUND FLOOR APARTMENT situated in the popular Bakers Mead development. The property is likely to appeal to a variety of buyers including first time buyers, investors and those looking to downsize. The property features uPVC double glazing, storage heaters/electric heating, secure telecom entry system and allocated parking. An internal viewing comes recommended to appreciate the accommodation on offer, with a layout that briefly comprises: communal entrance, private entrance hall with two useful storage cupboards and access to the lounge with an archway from the dining area leading through to the kitchen which is fitted with units to base and wall level with space for free standing appliances, both bedrooms are generous in size and are served by the bathroom/WC which is fitted with a three piece white suite with shower over the bath. Externally is an allocated parking space, with visitors parking available. The Bakers Mead development is ideally located within close proximity of amenities and schools and only a short distance from Hartlepool town centre.

**Gatesgarth Close, Hartlepool, TS24 8RB**

**2 Bed - Apartment**

**£57,500**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Leasehold**



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ESTATE AGENTS



# Gatesgarth Close, Hartlepool, TS24 8RB



## COMMUNAL ENTRANCE HALL

Accessed via telecom entry system, access to each apartment.

## GROUND FLOOR APARTMENT

### ENTRANCE HALL

Accessed via secure entrance door, fitted carpet, built-in cloaks cupboard, additional storage cupboard housing hot water cylinder with immersion heater.

### LOUNGE AREA

**13'8 x 9'5 (4.17m x 2.87m)**

uPVC double glazed French doors opening to the communal garden, fitted carpet, television point, wall mounted storage heater, access to:

### DINING AREA

**8'2 x 6'3 (2.49m x 1.91m)**

uPVC double glazed window, fitted carpet, wall mounted storage heater, archway into the kitchen.

### FITTED KITCHEN

**8'0 x 7'2 (2.44m x 2.18m)**

Fitted with a range of white 'shaker' style base, wall and drawer units with roll-top working surfaces incorporating an inset white single drainer sink unit with mixer tap, recess for free standing electric cooker, space for washing machine and dryer, tiled splashback, vinyl flooring.

### BEDROOM ONE

**11'2 x 9'10 (3.40m x 3.00m)**

A good size master bedroom with uPVC double glazed window, fitted carpet, wall mounted electric heater.

### BEDROOM TWO

**9'10 x 6'5 (2.74m/3.05m x 1.96m)**

uPVC double glazed window, fitted carpet, wall mounted electric heater.

### MODERN BATHROOM/WC

**7'11 x 5'8 (2.41m x 1.73m)**

Fitted with a three piece white suite comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, close coupled WC, modern PVC panelling to splashback and ceiling, vinyl flooring.

### OUTSIDE

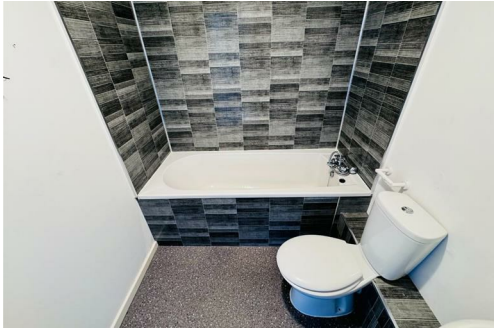
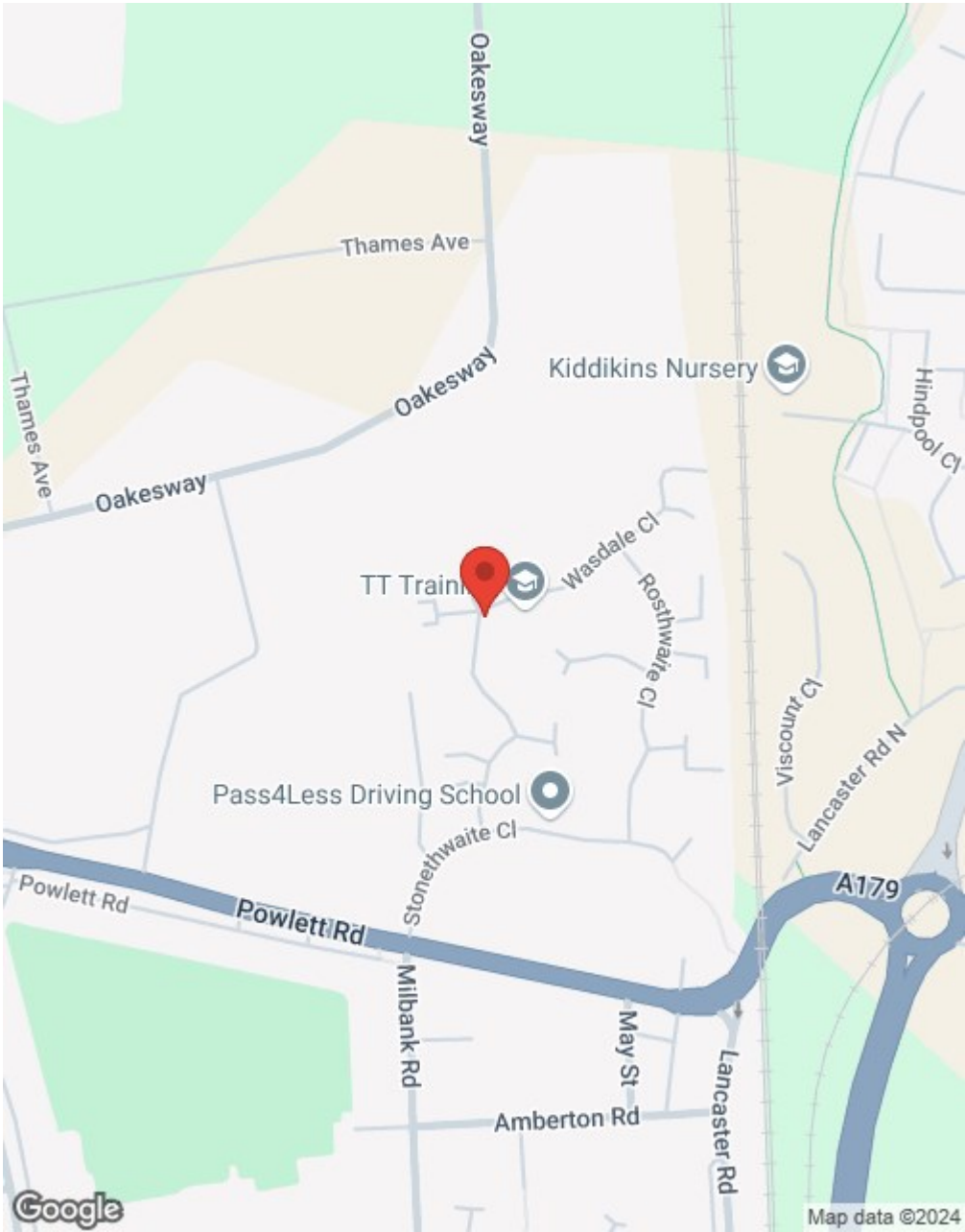
The property has an allocated car parking space and use of communal gardens.

### 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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## Gatesgarth Close

Approximate Gross Internal Area  
527 sq ft - 49 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. 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			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

