



A beautifully upgraded three bedroom detached property offering EXTENDED ACCOMMODATION ideal for family requirements. The home features an impressive upgraded kitchen, bathroom and en-suite, whilst being enhanced by a delightful sun room extension to the rear and useful utility room. An internal viewing comes recommended, with further benefits including gas central heating, uPVC double glazing, off street parking and landscaped rear garden. The full layout comprises: entrance hall with stairs to the first floor and access to a generous lounge which links to the kitchen and garden room extension. The kitchen is fitted with modern high gloss units. A useful utility room and guest cloakroom/WC completes the ground floor. To the first floor are three bedrooms, the master bedroom with built-in wardrobes and modern en-suite shower room, the remaining bedrooms are served by the family bathroom. Externally is a low maintenance front, with concrete print driveway in front of the garage providing useful off street parking. The attractive landscaped rear garden incorporates artificial turf and Indian sandstone patio areas, ideal for entertaining. Brigandine Close is located in a popular part of Seaton Carew, with access via Warrior Drive.

Brigandine Close, Hartlepool, TS25 1ES

3 Bed - House - Detached

£240,000

EPC Rating: C

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Brigandine Close, Hartlepool, TS25 1ES



GROUND FLOOR

ENTRANCE PORCH

3'7 x 5'6 (1.09m x 1.68m)

uPVC double glazed glass panelled door, solid oak flooring, glass panelled door into the hallway.

HALLWAY

5'6 x 4'10 (1.68m x 1.47m)

Staircase to first floor landing, radiator, solid oak flooring.

LOUNGE

9'8 x 15'6 (2.95m x 4.72m)

uPVC double glazed window to front, radiator, solid oak flooring.

KITCHEN

24'9 x 15'6 (7.54m x 4.72m)

Fitted with a range of modern white high gloss wall, base and drawer units with contrasting worktops and breakfast bar, inset sink and drainer with mixer tap, free standing electric oven and illuminating extractor, solid oak flooring, opening into the sun room.

SUN ROOM

uPVC double glazed windows, uPVC double glazed French doors opening onto the rear patio, radiator.

UTILITY

6'5 x 7'6 (1.96m x 2.29m)

uPVC double glazed glass panelled door opening onto the rear garden, plumbing for washing machine and dryer, space for fridge freezer, access to garage.

DOWNSTAIRS TIOLET

White low level WC, wash hand basin, uPVC double glazed window.

FIRST FLOOR

LANDING

8'6 x 6' (2.59m x 1.83m)

Loft access (part boarded).

BEDROOM 1 (front)

12'7 x 9'2 (3.84m x 2.79m)

uPVC double glazed window to front aspect, built-in wardrobes, radiator.

EN-SUITE

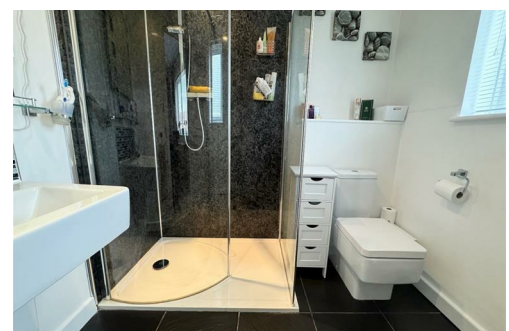
6'9 x 5'11 (2.06m x 1.80m)

White and chrome suite comprising of: double width shower cubicle and wall mounted shower, wash hand basin and low level WC; heated chrome towel rail, uPVC double glazed window.

BEDROOM 2 (rear)

10' x 8'5 (3.05m x 2.57m)

uPVC double glazed window to rear, radiator.



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BEDROOM 3 (front)

14' x 8'1 (4.27m x 2.46m)

uPVC double glazed window to front, radiator, built-in storage.

FAMILY BATHROOM/WC

5'5 x 6'5 (1.65m x 1.96m)

Panelled bath with shower over, pedestal wash hand basin and low level WC; co-ordinated tiled walls and flooring, heated chrome towel rail, uPVC double glazed window.

EXTERNALLY

Landscaped front and rear gardens, the westerly facing rear garden is fully enclosed and affords a good degree of privacy, artificial turf is complemented with a stunning 'Indian stone' patio area, outside lighting and summerhouse. The open plan front garden is laid with a concrete print driveway providing off street parking for up to four cars and leads to the integral garage.

INTEGRAL GARAGE

17'2 x 8'4 (5.23m x 2.54m)

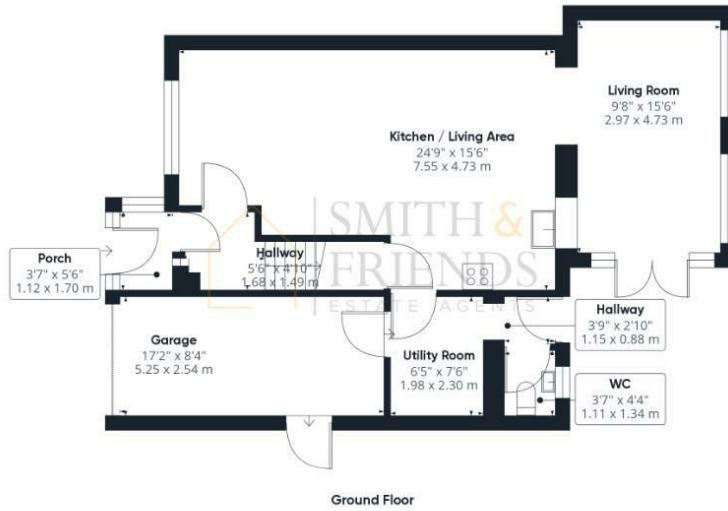
Up and over door, power, lighting and electric car charger.

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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Approximate total area
1246.89 ft²
115.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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			83
(81-91) B			
(69-80) C		70	
(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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