



*****REDUCED***** A spacious and well proportioned **FOUR BEDROOM DETACHED** property offering accommodation ideal for family requirements. The home is set on a generous corner plot, which is set back in the cul de sac. With an internal viewing recommended to appreciate the space on offer. Warmed by gas central heating and features uPVC double glazing throughout. In brief the full layout comprises: spacious entrance hall with a return staircase to the first floor landing, a useful ground floor cloakroom/WC, the generous dual aspect lounge opens onto the rear patio, separate dining room, fitted kitchen with a range of appliances, breakfast room and utility. To the first floor there are four good sized bedrooms (master with en-suite) and a luxurious family bathroom. The enclosed rear garden affords a good degree of privacy and has been landscaped and tiered for easy maintenance. The well maintained lawns are complemented by established borders and patio areas that are sure to be suntraps in the summer months. The open plan front garden is laid to lawn with well stocked borders, and a block paved driveway provides off street parking for numerous cars which leads to the double detached garage (with power, lighting and remote roller shutter doors).

Brimston Close, Hartlepool, TS26 0QA

4 Bedroom - House - Detached

Offers In The Region Of £310,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: E



GROUND FLOOR

ENTRANCE HALL

uPVC double glazed glass panelled door, radiator, return staircase to first floor, under stairs storage.

DOWNSTAIRS TOILET

White and chrome suite with low level WC, wash hand basin with vanity storage, co-ordinated tiled walls, radiator, uPVC double glazed window to front.

LOUNGE

19'8 x 11'10 (5.99m x 3.61m)

uPVC double glazed window to front, sliding patio doors opening onto the rear garden, living flame 'coal' effect gas fire with modern surround, two radiators.

DINING ROOM

13' x 10'4 (3.96m x 3.15m)

uPVC double glazed window to front, radiator.

KITCHEN

13'0 x 9'1 (3.96m x 2.77m)

Fitted with a range of modern wall, base and drawer units with contrasting worktops and co-ordinated splashback tiling, inset sink and drainer with mixer tap, five ring gas hob with illuminating extractor and fan assisted oven, integrated appliances include dishwasher, and fridge, uPVC double glazed window, archway into the breakfast room.

BREAKFAST ROOM

10' x 7' (3.05m x 2.13m)

uPVC double glazed window to rear, radiator, door into the utility.

UTILITY

10' x 5' (3.05m x 1.52m)

Base and wall units with contrasting worktops, inset sink and drainer with mixer tap, plumbing for washing machine and dryer, uPVC double glazed window to side, uPVC double glazed glass panelled door opening onto the rear garden.

FIRST FLOOR LANDING

From the return staircase, uPVC double glazed window to rear; on the half landing, access to loft (part boarded with lighting).

BEDROOM 1

12'4 x 9'11 (3.76m x 3.02m)

uPVC double glazed window to front, fitted wardrobes and furniture, radiator.

EN-SUITE SHOWER ROOM/WC

White and chrome suite comprising: walk-in shower cubicle with wall mounted thermostatic power shower, wash hand basin and low level WC; co-ordinated tiled walls and flooring, heated towel rail, uPVC double glazed window.

BEDROOM 2

12'4 x 10'8 (3.76m x 3.25m)

uPVC double glazed window to front, radiator.

BEDROOM 3

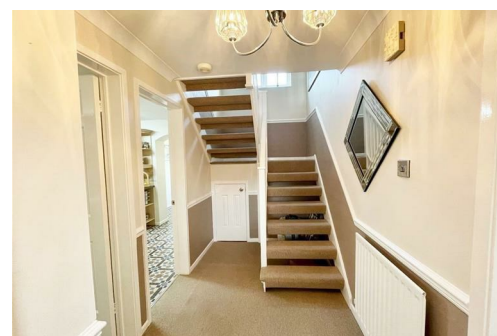
12' x 7'1 (3.66m x 2.16m)

uPVC double glazed window to rear, radiator, fitted wardrobes.

BEDROOM 4

13'2 x 7'1 (4.01m x 2.16m)

uPVC double glazed window to rear, radiator, fitted wardrobes.



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FAMILY BATHROOM/WC

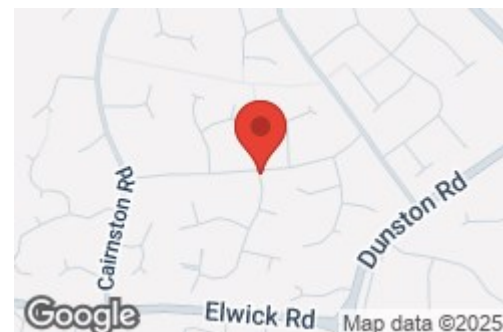
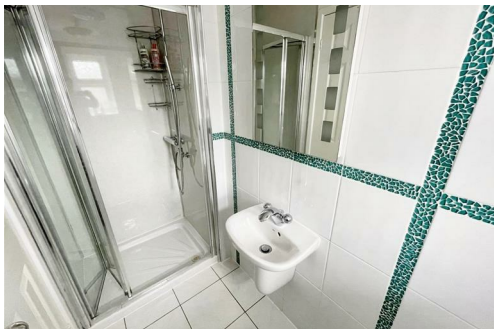
Modern suite comprising: panelled bath with mixer tap and power shower fitting, wash hand basin and low level WC; co-ordinated tiled walls and flooring, heated chrome towel rail, uPVC double glazed window to front.

EXTERNALLY

Set on a large corner plot at the head of this quiet cul de sac. The enclosed rear garden affords a good degree of privacy and has been landscaped and tiered for easy maintenance. The well maintained lawns are complemented by established borders and patio areas that are sure to be suntraps in the summer months. The open plan front garden is laid to lawn with well stocked borders, and a block paved driveway provides off street parking for numerous cars which leads to the DOUBLE DETACHED GARAGE (with power, lighting and remote roller shutter doors).

NB

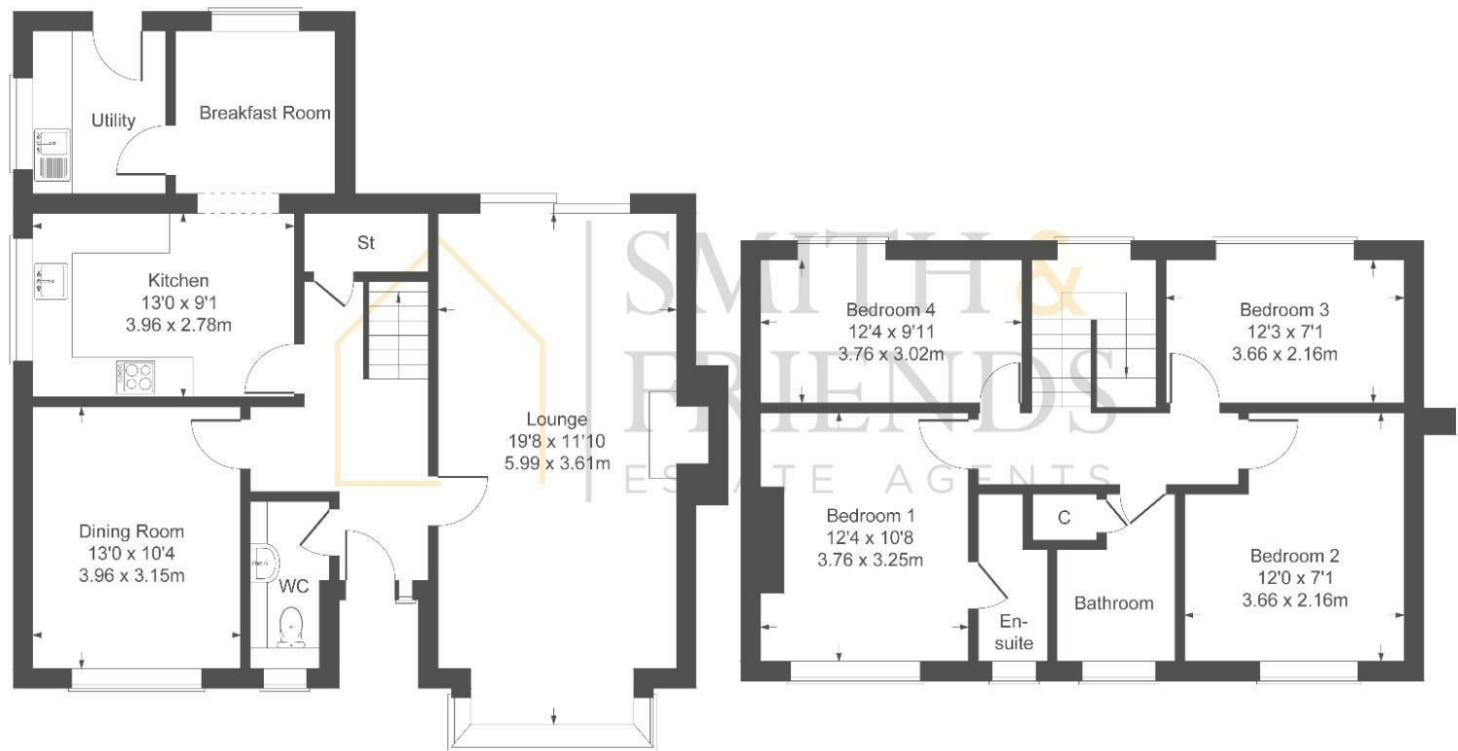
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Brimston Close

Approximate Gross Internal Area
1468 sq ft - 136 sq m



GROUND FLOOR

FIRST 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	