



****REDUCED** AN OUTSTANDING PROPERTY ** VIEWING IS ESSENTIAL **** A greatly improved and remodelled three bedroom detached house. This property offers larger than usual living space as the garage has been converted into a useful second reception room/study. Other features include gas central heating via a replacement boiler and has uPVC double glazing throughout. The floor plan briefly comprises: entrance hallway, second reception/study, spacious through lounge and dining area which has sliding patio doors leading to the rear garden, modern fitted kitchen including a built-in oven, hob and extractor and cloakroom/WC. Located to the first floor are three bedrooms (master with en suite shower room/WC which has been refitted in white) and to complete the accommodation is the sumptuous family bathroom/WC which has been fitted with a white suite. Externally, the south facing rear garden has gated access and is mainly laid to lawn with a sunny paved patio area ideal for outdoor entertaining. The open plan front garden is laid to lawn, with a bock paved driveway providing off street parking for two cars.

Thornbury Close, Hartlepool, TS27 3RA

3 Bedroom - House - Detached

Asking Price £190,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



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 **SMITH & FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALLWAY

DOWNSTAIRS TOILET

White and chrome suite with low level WC. wash hand basin with vanity storage, heated chrome towel rail, uPVC double glazed window to side.

SECOND RECEPTION/STUDY (CONVERTED GARAGE)

10'7" x 9'4" (3.25 x 2.86)

uPVC double glazed bow window to front, radiator.

KITCHEN

9'7 x 7'11 (2.92m x 2.41m)

Modern fitted kitchen with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring halogen hob with illuminating extractor and fan assisted oven, plumbing for washing machine, dishwasher and dryer, space for fridge and freezer, uPVC double glazed window to front.

OPEN PLAN LOUNGE AND DINING AREA

20'5 x 14'2 (6.22m x 4.32m)

uPVC double glazed sliding patio doors opening onto the rear garden, uPVC double glazed window to rear, two radiators, return spindle staircase to the first floor landing.

FIRST FLOOR

LANDING

uPVC double glazed window to side, airing cupboard, loft access.

BEDROOM 1 (rear)

11'2 x 11'2 (3.40m x 3.40m)

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

EN-SUITE SHOWER ROOM/WC

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

BEDROOM 2 (front)

11'1" x 12'7" (3.4 x 3.86)

uPVC double glazed window to front, radiator.

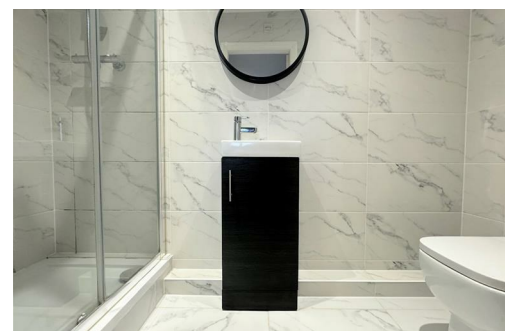
BEDROOM 3 (front)

9'1 x 8'9 (2.77m x 2.67m)

uPVC double glazed window to front, radiator.

FAMILY BATHROOM/WC

Stunning suite comprising of: freestanding bath, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window to rear.



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EXTERNALLY

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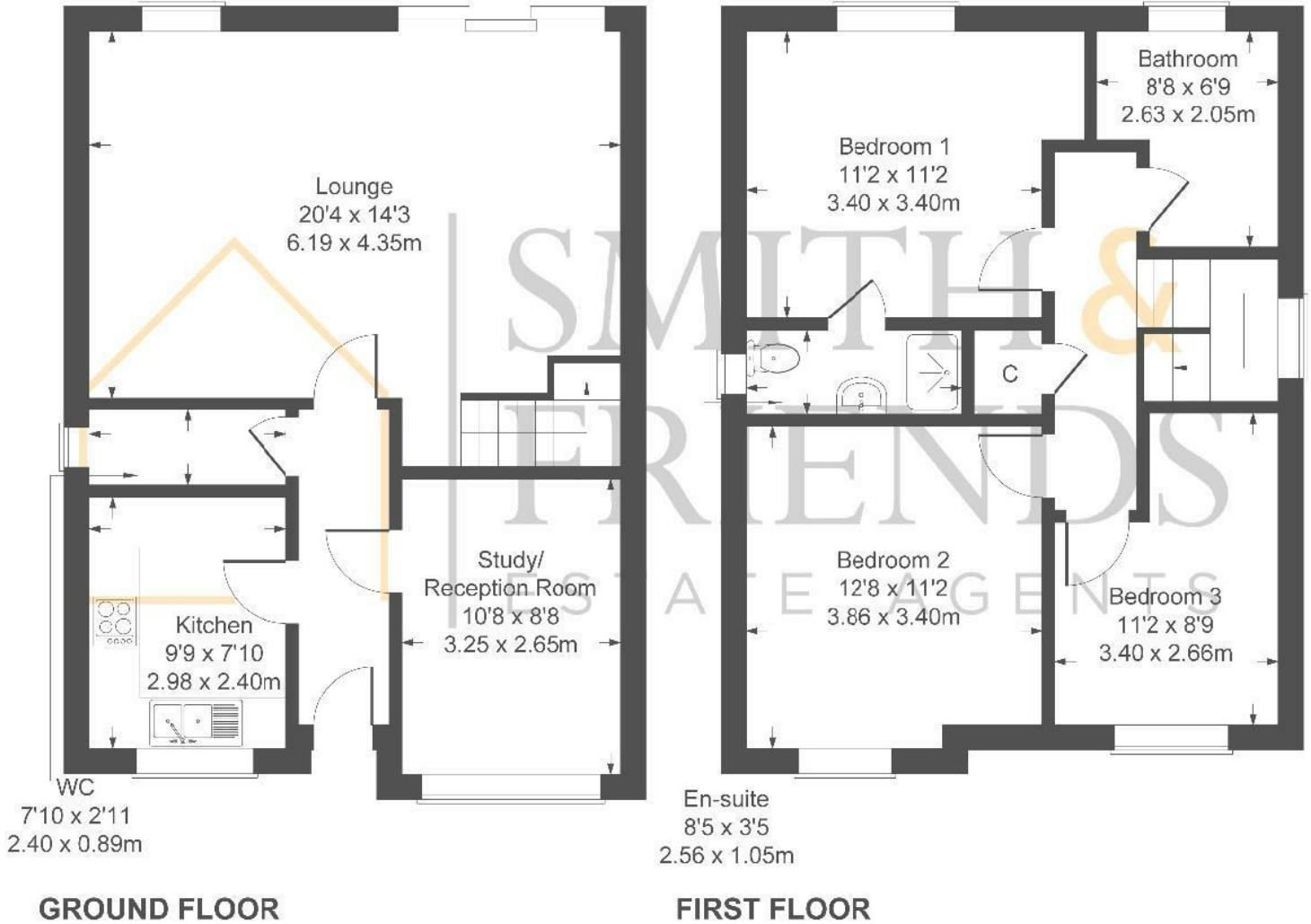
NB

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.



Thornbury Close

Approximate Gross Internal Area
1152 sq ft - 107 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. 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			
(81-91) B			
(69-80) C			
(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	

Current: 65, Potential: 82

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

www.smith-and-friends.co.uk



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