



**\*\*\* REDUCED\*\*\* \*\* NO CHAIN INVOLVED \*\* VACANT POSSESSION ASSURED \*\* VIEWING RECOMMENDED**  
**\*\* A most impressive four bedroom detached residence that has been tastefully improved and updated. Features include gas central heating, uPVC double glazing, burglar alarm, double driveway and integral garage. The property also benefits from a recently refitted kitchen, bathroom and en suite. Briefly comprising: entrance hall, cloakroom/WC, lounge, opening into the dining kitchen with integrated appliances and conservatory. To the first floor there are four good sized bedrooms, all with fitted wardrobes and a modern en suite shower room/WC to the master bedroom, plus a bathroom/WC. Externally are well kept gardens to the front and rear. A double width driveway provides off street parking and leads to the integral garage.**

**Ouzel Close, Hartlepool, TS26 0RB**  
**4 Bedroom - House - Detached**  
**Offers In The Region Of £265,000**  
**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: D**



## GROUND FLOOR

### ENTRANCE HALL

uPVC double glazed glass panelled door, spindle staircase to first floor landing, radiator, Karndean flooring.

### DOWNSTAIRS TOILET

White and chrome suite with low level WC and wash hand basin; single radiator.

### LOUNGE

17'4 x 10'7 (5.28m x 3.23m)

uPVC double glazed bay window to front, living flame 'coal' effect gas fire with modern surround, radiator, glass panelled doors opening into the dining area.

### OPEN PLAN DINING KITCHEN

9'11 x 25'2 (3.02m x 7.67m)

### KITCHEN AREA

Fitted with a range of modern wall, base and drawer units with contrasting worktops, centre island and splashback tiling, inset sink and drainer, four ring halogen hob with illuminating extractor and fan assisted oven, integrated dishwasher, washing machine and fridge/freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door to side, door to garage.

### DINING AREA

uPVC double glazed French doors opening into the conservatory, radiator.

### CONSERVATORY

10'9 x 13'6 (3.28m x 4.11m)

uPVC double glazed French doors opening onto the rear patio.

## FIRST FLOOR

### LANDING

Loft access.

### BEDROOM 1 (front)

9'5 x 11'3 (2.87m x 3.43m)

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

### EN-SUITE SHOWER ROOM/WC

6'3 x 5'3 (1.91m x 1.60m)

Modern white and chrome suite comprising: corner shower cubicle with thermostatic shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window to front.

### BEDROOM 2 (front)

9'7 x 8'5 (2.92m x 2.57m)

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

### BEDROOM 3 (rear)

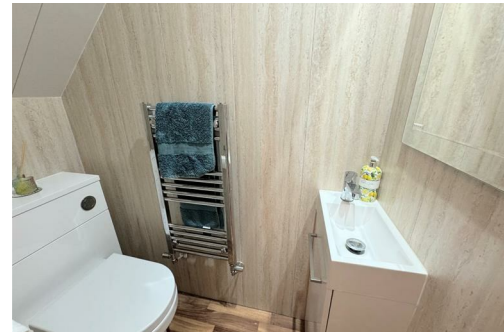
11' x 8'11 (3.35m x 2.72m)

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

### BEDROOM 4 (rear)

8'3 x 7'2 (2.51m x 2.18m)

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



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**FAMILY BATHROOM/WC**  
**5'9 x 6'10 (1.75m x 2.08m)**

Modern white and chrome suite comprising: panelled bath with mixer shower attachment, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window to rear.

**EXTERNALLY**

The enclosed rear garden is mainly laid to lawn with well stocked borders and two sunny patio areas. The open plan front garden is laid to lawn, with a double driveway leading to the SINGLE INTEGRAL GARAGE (17'6 x 7'10) (5.33m x 2.39m).

**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.



# Ouzel Close, Hartlepool, TS26 0RB



Ground Floor



Floor 1

**Approximate total area<sup>®</sup>**  
 1348.4 ft<sup>2</sup>  
 125.27 m<sup>2</sup>

**Reduced headroom**  
 2.15 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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.

GIRAFFE360

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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