



**\*\*\* NO CHAIN INVOLVED \*\*\*** A modern THREE BEDROOM semi-detached property occupying a pleasant position on Torcross Close. The home offers accommodation ideal for a first time buyer or young family, with lounge, dining room and garden room extension. Improved in recent times with a beautiful refitted bathroom, upgraded uPVC double glazing and composite entrance door. The home further benefits from gas central heating, off street parking and garage. The full layout comprises: entrance hall with stairs to the first floor, pleasant lounge, dining room, garden room extension and modern kitchen. To the first floor are three bedrooms and the refitted family bathroom which incorporates a three piece white suite and modern black fittings. Externally is a part lawned front garden, with a driveway in front of the garage providing useful off street parking. The enclosed rear garden features lawn and patio areas. The garage is accessed via a roller door to the front and integral door from the kitchen. Torcross Close is located off Westwood Way in the popular Westfields/Clavering area of Hartlepool.

**Torcross Close, Hartlepool, TS27 3ND**  
**3 Bedroom - House - Semi-Detached**  
**£165,000**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: C**





**Torcross Close, Hartlepool, TS27 3ND**



## **GROUND FLOOR**

### **ENTRANCE HALL**

Accessed via double glazed entrance door, uPVC double glazed window to the side, modern laminate flooring, stairs to the first floor with fitted carpet, cloaks cupboard, single radiator.

### **FAMILY LOUNGE**

**13'11 x 12'7 (4.24m x 3.84m)**

A pleasant family lounge with uPVC double glazed bow window to the front aspect, modern laminate flooring, under stairs storage cupboard, radiator, wall mounted television point, archway to:

### **SEPARATE DINING ROOM**

**9'11 x 7'6 (3.02m x 2.29m)**

Double glazed patio doors to the garden room, access to the kitchen, modern laminate flooring, single radiator.

### **GARDEN ROOM**

**9'5 x 7'9 (2.87m x 2.36m)**

uPVC double glazed French doors to the rear garden, uPVC double glazed windows, 'laminated' style vinyl flooring, lighting and sockets.

### **KITCHEN**

**9'11 x 7'11 (3.02m x 2.41m)**

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer stainless steel sink with mixer tap, built-in electric oven with four ring gas hob above, both finished in brushed stainless steel with matching splashback, additional panelling to splashback, downlighting to eye level units, recess for free standing fridge/freezer, recess for additional appliance, tiled flooring, uPVC double glazed window to the rear aspect, integral door to the garage, double door to the rear garden.

## **FIRST FLOOR**

### **LANDING**

Upgraded internal doors, hatch to loft, fitted carpet, access to:

### **BEDROOM ONE**

**13' x 8'10 (3.96m x 2.69m)**

uPVC double glazed window to the front aspect, fitted carpet, radiator.

### **BEDROOM TWO**

**11'1 x 8'10 (3.38m x 2.69m)**

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

### **BEDROOM THREE**

**8' x 6'8 (2.44m x 2.03m)**

Currently used as a home office, with over stairs storage cupboard/wardrobe, laminate flooring, radiator.



Torcross Close, Hartlepool, TS27 3ND



### FAMILY BATHROOM/WC

A beautifully refitted bathroom incorporating a modern three piece white suite and black fittings comprising: panelled bath with mixer tap and shower over with separate attachment, folding shower screen, pedestal wash hand basin with mixer tap, WC, attractive tiled splashback, heated towel radiator, storage cupboard, uPVC double glazed window to the rear aspect.

### EXTERNALLY

The property features a low maintenance front, with a part lawned front garden. A driveway to the side provides useful off street parking and leads to the garage. The enclosed rear garden has an enclosed patio area, good size lawn and fenced boundaries.

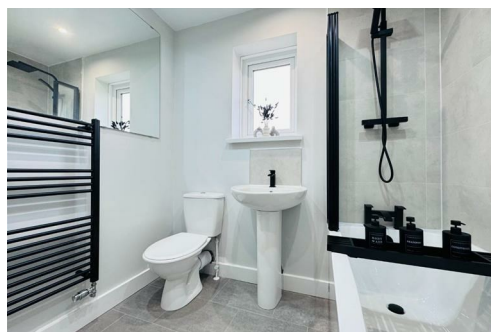
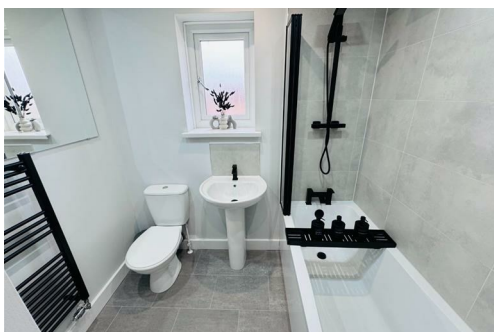
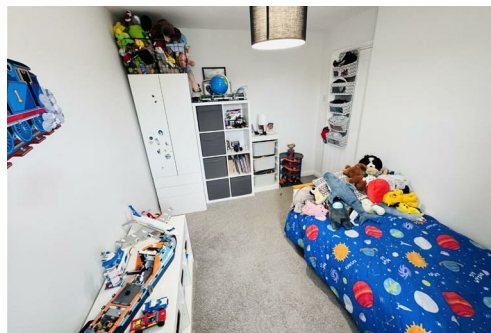
### ATTACHED GARAGE

**15'11 x 8'4 (4.85m x 2.54m)**

Accessed via roller door to the front, integral door from the kitchen, door to the rear garden, fitted worktop with space below for appliances, lighting and sockets.

### NB

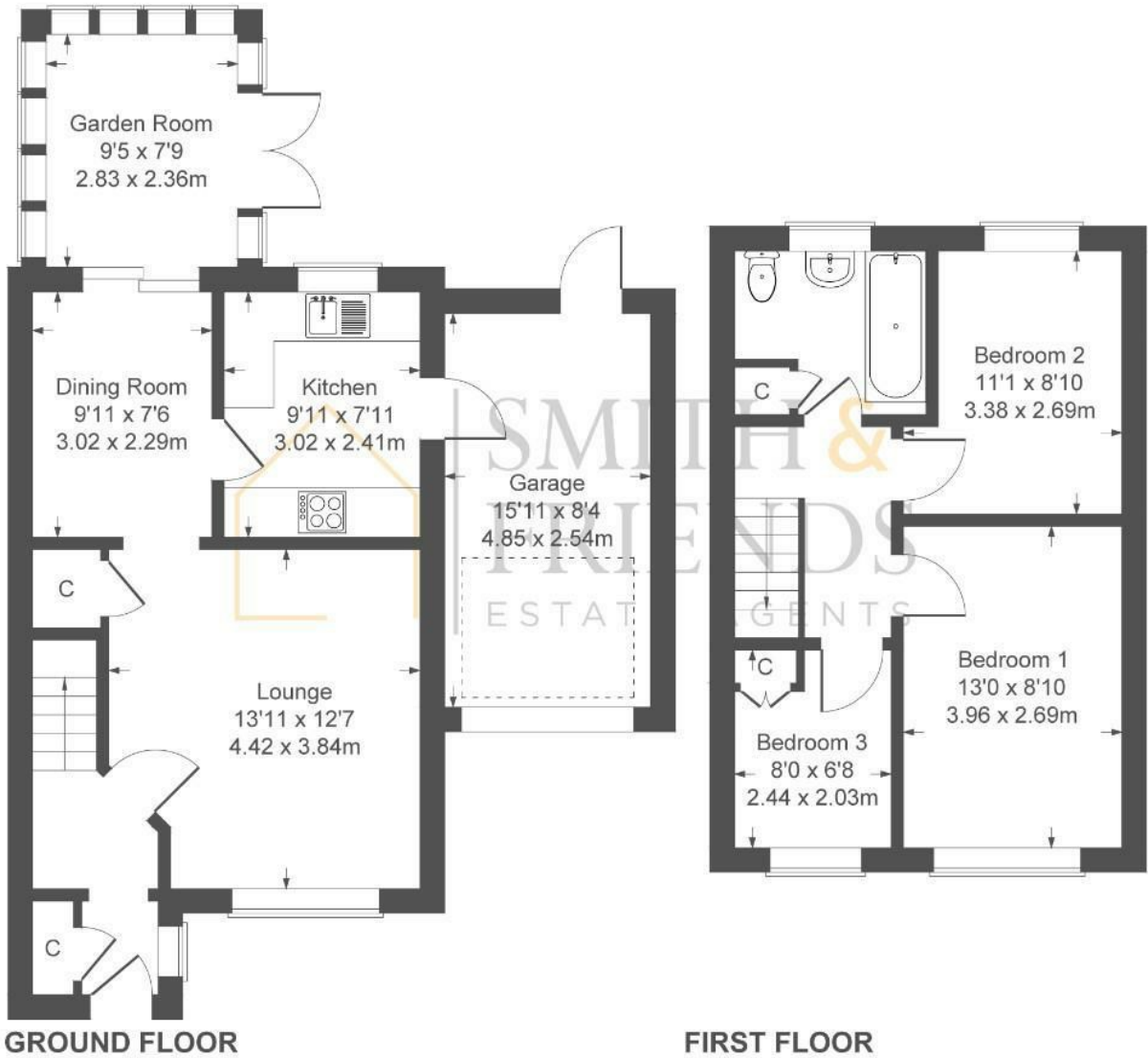
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





# Torcross Close

Approximate Gross Internal Area  
1007 sq ft - 94 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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 