



Public Notice

8 Garnet Close, Hartlepool, TS24 0GE

We are acting in the sale of the above property and have received an offer of £180,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC rating B

REDUCED NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A modern FOUR BEDROOM detached property offering accommodation ideal for family requirements. The home is well positioned within a short stroll of the beach, forming part of the popular Marine Point development by Persimmon Homes. The accommodation features gas central heating, uPVC double glazing and briefly comprises: entrance vestibule with stairs to the first floor, spacious lounge, good size kitchen/diner, separate utility room and ground floor WC. To the first floor are four bedrooms, the master bedroom benefitting from a modern en-suite shower room, whilst the remaining bedrooms are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance 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. Garnet Close is located off Butterstone Avenue. An ideal purchase for those looking to be close to the seafront. EPC RATING: B

Garnet Close, Hartlepool, TS24 0GE

4 Bed - House - Detached

£190,000

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Garnet Close, Hartlepool, TS24 0GE



GROUND FLOOR

ENTRANCE VESTIBULE

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

FRONT LOUNGE

15'8 x 11'1 (4.78m x 3.38m)

uPVC double glazed window to front, radiator, double doors opening into the kitchen/diner.

KITCHEN/DINER

18'7 x 10'3 (5.66m x 3.12m)

DINING AREA

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

KITCHEN AREA

Wall, base and drawer units with contrasting worktops and breakfast bar, inset sink and drainer with mixer tap, four ring electric hob with extractor and oven, integrated fridge and freezer, under stairs storage, uPVC double glazed window.

UTILITY ROOM

7' x 5'2 (2.13m x 1.57m)

Plumbing for washing machine and dryer.

GROUND FLOOR WC

Low level WC, wash hand basin, radiator, uPVC double glazed window.

FIRST FLOOR

LANDING

Loft access and airing cupboard.

BEDROOM ONE

13'5 x 12'6 (4.09m x 3.81m)

uPVC double glazed window, fitted wardrobes, built-in storage, radiator.

EN-SUITE SHOWER ROOM/WC

White and chrome suite with corner shower cubicle and wall mounted thermostatic shower, pedestal wash hand basin and low level WC; uPVC double glazed window to side, radiator.

BEDROOM TWO

12'2 x 9'3 (3.71m x 2.82m)

uPVC double glazed window to front, radiator.

BEDROOM THREE

9'7 x 9'3 (2.92m x 2.82m)

uPVC double glazed window to rear, radiator.

BEDROOM FOUR

9'6 x 7'2 (2.90m x 2.18m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC; uPVC double glazed window to rear, radiator.



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EXTERNALLY

To the front of the property is a low maintenance part, lawned garden, with a driveway in front of the GARAGE providing useful off street parking. The enclosed rear garden features lawn and patio areas.

NB 1

All services/appliances have not and will not be tested.

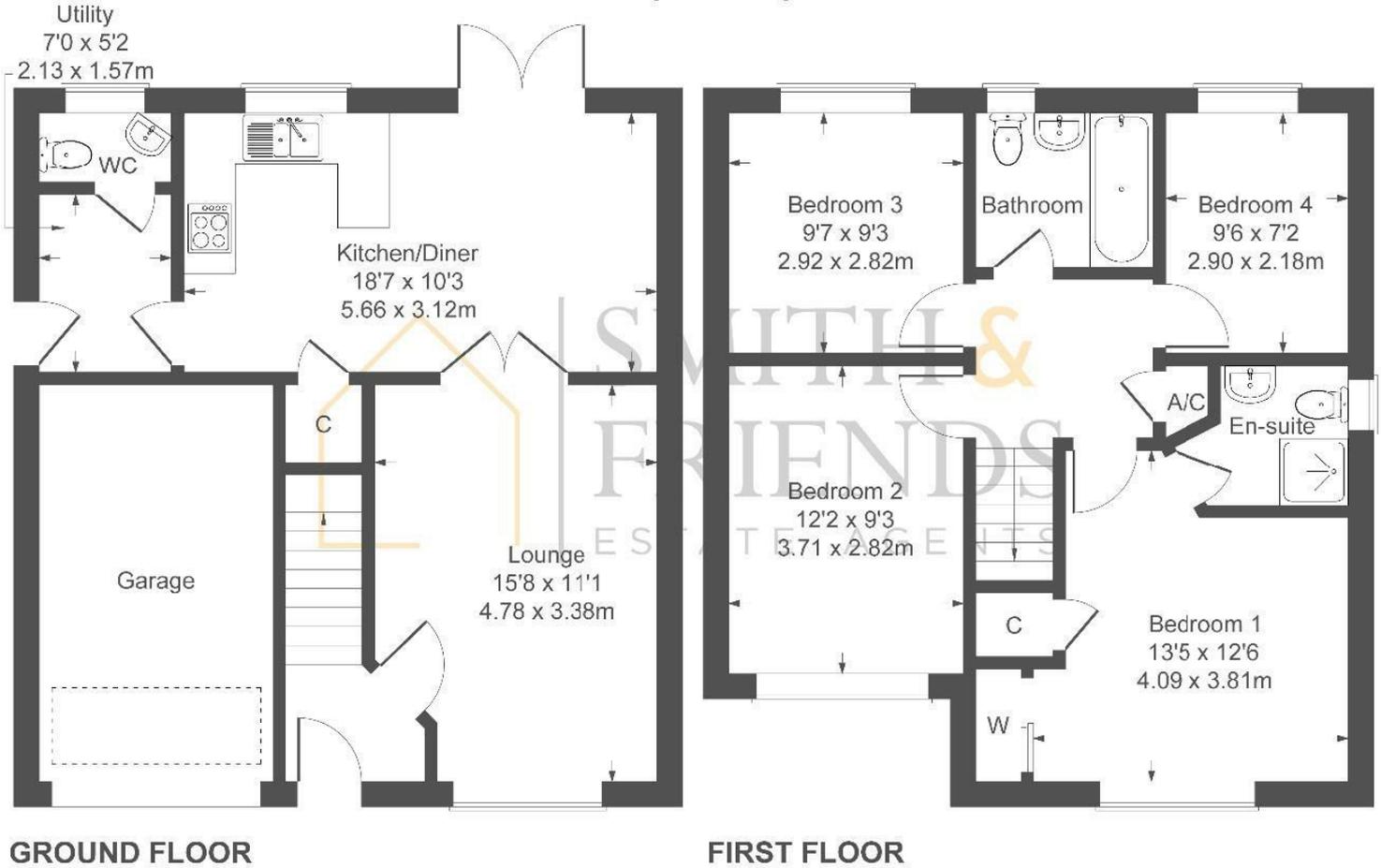
NB 2

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.



Garnet close

Approximate Gross Internal Area
1240 sq ft - 115 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. 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		92
(81-91) B	82	
(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	

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