



An impressive **THREE BEDROOM** semi-detached bungalow offering spacious, well proportioned and extended accommodation. This light and comfortable property features **TWO RECEPTION ROOMS** and a pleasant conservatory extension, overlooking the enclosed rear garden. It occupies an enviable corner position with a good size **WEST FACING REAR GARDEN**, double length driveway and detached garage. An ideal purchase for those looking to downsize without comprising on space, whilst further benefits include gas central heating, double glazing, alarm system and modern upgraded shower room. A much loved and well cared for home that comes with an internal viewing recommended.

The full layout comprises: entrance lobby with double cloaks cupboard, spacious lounge, inner hall with linen cupboard, separate dining room with archway into the kitchen and access into the conservatory extension, kitchen with extensive fitted storage units and additional garden/street access, three bedrooms with two generous doubles and an additional single bedroom, they are served by the modern upgraded shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front garden, side storage area and west facing rear garden with timber storage shed included. A double length driveway to the side provides secure off street parking, whilst leading to the garage. Coningsby Close is a residential cul-de-sac, located off Catcote Road, close to bus routes and within an easy stroll of amenities. **NO CHAIN INVOLVED.**

Coningsby Close, Hartlepool, TS25 2RF
3 Bedroom - Bungalow - Semi Detached
£190,000
EPC Rating: C
Tenure: Freehold
Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

ENTRANCE HALL

Accessed via new composite entrance door with matching side panel, built-in double cloaks cupboard, single radiator, glazed internal door through to:

FRONT LOUNGE

17'11 x 12'5 (5.46m x 3.78m)

A generous lounge, accessed via glazed internal doors, with a large uPVC double glazed window to the front, offering a view onto the front garden and a bright, easterly aspect. Fire surround with living flame coal effect gas fire, television point, window-width convector radiator, access to:

INNER HALL

Built-in airing cupboard with additional storage, housing gas central heating boiler, external temperature control, overhead hatch to loft space, with extending ladder, loft electric light giving access to well-insulated and part-boarded loft for valuable additional storage, through access to:

DINING ROOM

11'8 x 8' (3.56m x 2.44m)

Ideally situated off the kitchen with archway through, double glazed aluminium framed patio doors to the conservatory extension, useful storage cupboard, convector radiator.

CONSERVATORY EXTENSION

8'10 x 7'10 (2.69m x 2.39m)

Offering a pleasant transition between the home and garden via uPVC double glazed French doors, tiled flooring, fanlight, double radiator.

KITCHEN EXTENSION

11'1 x 10' (3.38m x 3.05m)

Additional external and garden access via uPVC double glazed door with external light. Kitchen fitted with a range of bespoke units in solid oak finish to base and wall level, with complementing roll-top work surfaces and matching central island, offering generous storage capacity, under cabinet lighting. Incorporating inset single drainer stainless steel sink unit with mixer tap, built-in double oven with separate four ring electric hob and extractor hood over, tiling to splashback, glass fronted display cabinets to eye-level, recess with plumbing for washing machine, recess for dishwasher, space for free standing fridge/freezer, large uPVC double glazed window looking onto the rear garden, double radiator.

BEDROOM ONE

11'8 x 9'11 (3.56m x 3.02m)

A generous master bedroom with uPVC double glazed window looking out over the rear garden, single window-width radiator.

BEDROOM TWO

9'10 x 9'6 (3.00m x 2.90m)

A spacious second bedroom with built-in double wardrobe and storage area, uPVC double glazed window to the front aspect, single window-width radiator.

BEDROOM THREE

8'7 x 7'4 (2.62m x 2.24m)

uPVC double glazed window to the rear aspect, with view onto the rear garden, single window-width radiator.

MODERN SHOWER ROOM/WC

7'7 x 6'7 (2.31m x 2.01m)

Upgraded with a modern three piece suite and chrome fittings comprising: walk-in shower with chrome overhead shower and separate attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with vanity area above, attractive panelling to walls, uPVC double glazed window to the side aspect, chrome heated towel radiator.

EXTERNALLY

The bungalow occupies a prominent corner position, with a low maintenance open plan lawned front garden. With automatic security light upon approach, a gate to the side of the property leads through to the kitchen extension and rear garden via a useful area, ideal for bin storage or an enclosed patio area, with an external fitted tap. The generous enclosed rear garden has a south westerly aspect, enjoying a large lawn, planted borders and useful storage shed. A driveway to the side of the property provides useful off street parking for two cars and leads to the garage.



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GARAGE

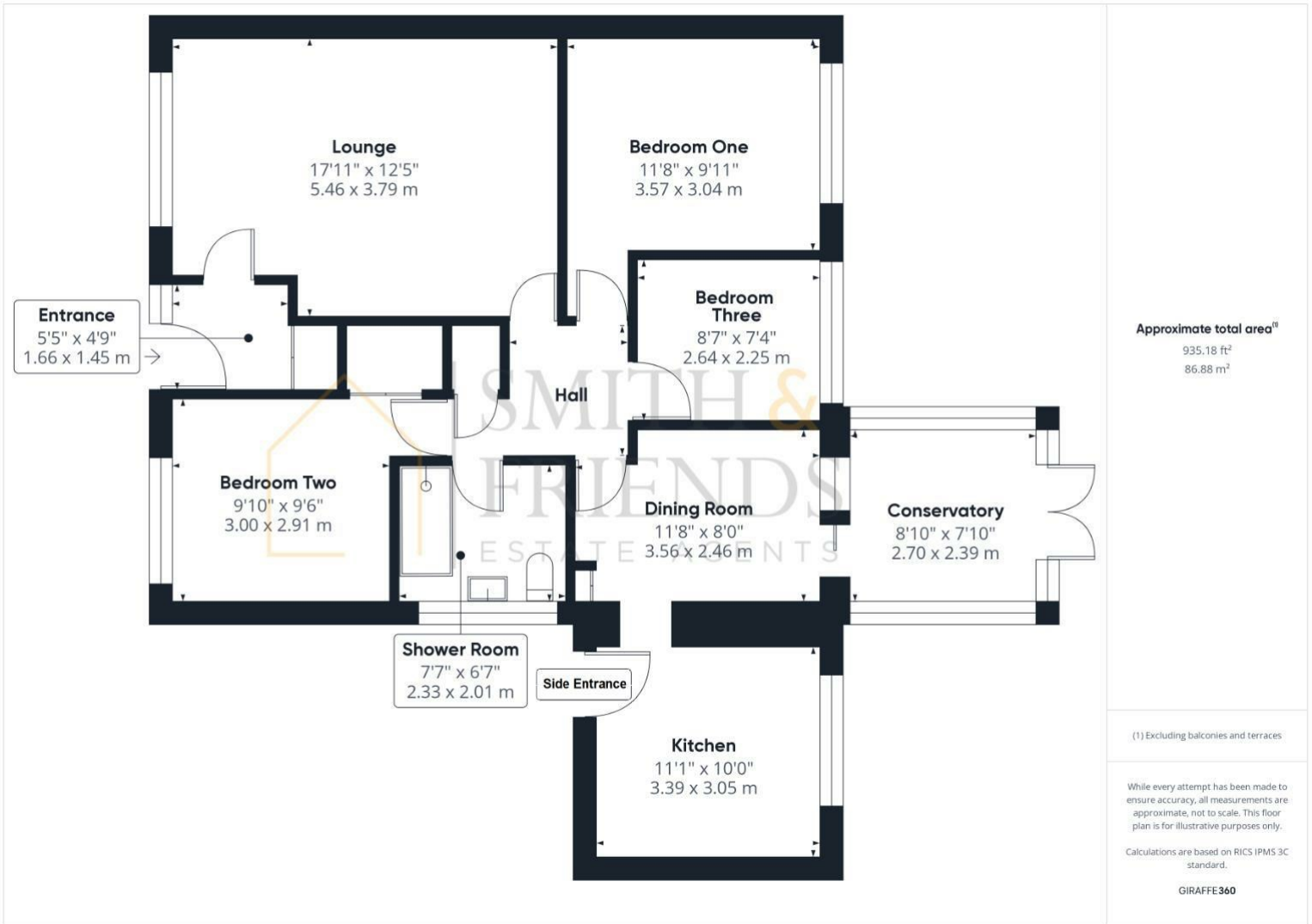
17'0 x 8'2 (5.18m x 2.49m)

Accessed via an up and over door to the front, electric light fitting.

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.





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.

