



*** NO CHAIN INVOLVED *** A rarely available two bedroom semi-detached bungalow occupying a pleasant position on Jaywood Close, in a popular part of the Clavering estate. The home offers well presented, upgraded and enhanced accommodation, with a conservatory extension to the rear, modern kitchen and impressive shower room. An ideal purchase for those looking to downsize, whilst further benefits include gas central heating, uPVC double glazing, alarm system and the addition of sixteen solar panels (owned).

An internal viewing comes highly recommended, with a layout which briefly comprises: entrance vestibule through to the entrance hall with upgraded internal doors, pleasant bay fronted lounge with feature fire surround and electric fire, kitchen with white gloss units, granite worktops and a range of integrated appliances, two bedrooms, bedroom one currently used as a dining room which links to the conservatory, bedroom two benefitting from fitted wardrobes, they are served by the shower room which incorporates a three piece suite and chrome fittings.

Externally is a low maintenance front garden, with a long block paved driveway to the side providing ample off street parking. The enclosed rear garden has lawn and patio areas with a planted border. The garage is accessed via a remote controlled door to the front. **VIEWING RECOMMENDED.**

Jaywood Close, Hartlepool, TS27 3JG
2 Bedroom - Bungalow - Semi Detached
Offers In Excess Of £189,995
EPC Rating: B
Tenure: Freehold
Council Tax Band: B



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ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, fitted carpet, coving to ceiling, access to:

ENTRANCE HALL

Useful cloaks cupboard, upgraded internal doors, fitted carpet, coving to ceiling, hatch to loft space, single radiator, access to:

BAY FRONTED LOUNGE

13'9 x 10'11 (4.19m x 3.33m)

uPVC double glazed bay window to the front aspect, feature fire surround with 'marble' style back and base, 'coal' effect electric fire, fitted carpet, coving and inset spotlighting to ceiling, convector radiator.



KITCHEN

8'9 x 11'8 (2.67m x 3.56m)

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting granite worktops, with an inset stainless steel sink and chrome mixer tap, built-in electric oven with matching microwave above, separate four ring gas hob with extractor hood over, all finished in brushed stainless steel, attractive tiling to splashback, integrated fridge and separate freezer, integrated dishwasher, recess for washing machine, downlighting to eye-level units, small breakfast bar area with single radiator below, tiled flooring, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, uPVC double glazed door to the rear garden.



BEDROOM ONE (USED AS DINING ROOM)

11'7 x 11'7 (3.53m x 3.53m)

Currently used as a dining room/sitting room, with double glazed patio doors to the conservatory extension, coving to ceiling, single radiator.



CONSERVATORY EXTENSION

9'4 x 8'10 (2.84m x 2.69m)

uPVC double glazed conservatory offering a pleasant transition between the home and garden, tiled flooring, sockets.

BEDROOM TWO

11'6 x 8'2 (3.51m x 2.49m)

Fitted wardrobes with bed recess, matching bedside cabinets and overhead storage, uPVC double glazed window to the front aspect, fitted carpet, single radiator.



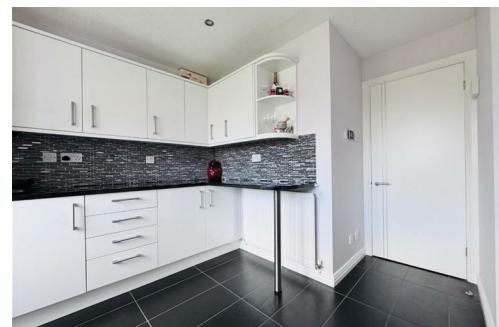
SHOWER ROOM/WC

6'10 x 5'7 (2.08m x 1.70m)

Featuring a modern three piece suite and chrome fittings comprising: walk-in shower area with chrome overhead shower and protective glass shower screen, wall mounted wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to walls and flooring, two vanity recesses to shower area, uPVC double glazed window to the side aspect, inset spotlighting and extractor fan, chrome heated towel radiator, wall mounted mirror fronted vanity cabinet.

EXTERNALLY

The property features a low maintenance open plan lawned front garden, with an extensive block paved driveway running alongside the property providing ample off street parking/hard standing space. A gate to the side leads through to the enclosed rear garden, with lawn, small patio area, predominantly planted border and fenced boundaries.



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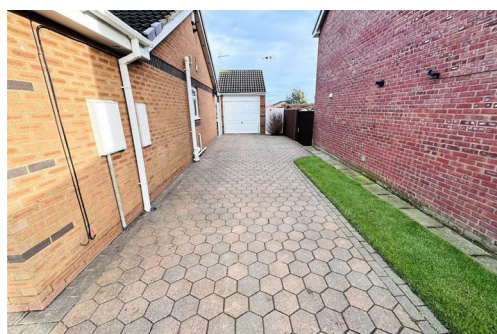
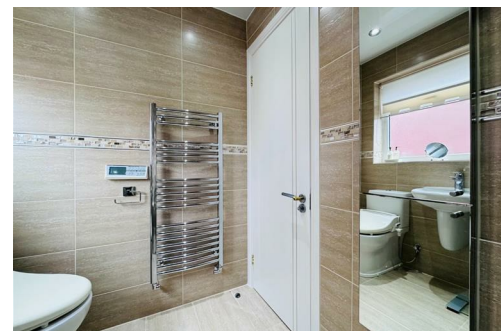
GARAGE

18'1 x 9' (5.51m x 2.74m)

Accessed via a remote controlled roller door to the front, lighting, sockets, overhead storage space.

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.



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Approximate total area⁽¹⁾
861.64 ft²
80.05 m²

(1) Excluding balconies and terraces

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.

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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		
	84	90
England & Wales		EU Directive 2002/91/EC

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