



A spacious TWO BEDROOM detached bungalow occupying a pleasant set back position on Brierton Lane, with attractively landscaped rear garden, low maintenance front and useful off street parking. An ideal purchase for those looking to downsize without compromising on space, with the benefit of a conservatory extension to the rear.

The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall through to the bay fronted lounge, good size kitchen with walk-in pantry, rear lobby, guest WC, conservatory and two good size bedrooms which are served by the modern shower room, incorporating a three piece suite and chrome fittings. Externally is a pebbled front, with a block paved driveway allowing useful off street parking. The enclosed rear garden enjoys a good degree of privacy, with lawn and patio areas. The rear garden should prove to be a suntrap in the summer months, enjoying a southerly aspect. VIEWING RECOMMENDED.

Brierton Lane, Hartlepool, TS25 5DW

2 Bedroom - Bungalow - Detached

£200,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Brierton Lane, Hartlepool, TS25 5DW



ENTRANCE HALL

Accessed via uPVC double glazed side entrance door with fanlight above, fitted with laminate flooring, delft rack, hatch to loft space which is accessed via a pull down aluminium ladder.

BAY FRONTED LOUNGE

11'5 x 16'10 (3.48m x 5.13m)

uPVC double glazed bay window to the front aspect, modern laminate flooring, wall mounted television point, convector radiator.

KITCHEN/DINER

11'4 x 11'9 (3.45m x 3.58m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for cooker with tiled splashback and extractor hood over, dishwasher, recess for washing machine, recess for fridge (all included in the asking price), modern laminate flooring, uPVC double glazed window to the side aspect, inset spotlighting to ceiling, convector radiator, concealed gas central heating boiler, walk-in pantry.

REAR LOBBY

Matching laminate flooring, uPVC double glazed door to the conservatory.

CONSERVATORY EXTENSION

10'11 x 9'8 (3.33m x 2.95m)

Fitted with modern laminate flooring, wall mounted electric fire, uPVC double glazed door to the rear garden.

GUEST CLOAKROOM/WC

2'9 x 3'11 (0.84m x 1.19m)

Fitted with a two piece suite comprising: inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, low level WC, tiling to walls and flooring, uPVC double glazed window to the side aspect.

BEDROOM ONE

11'6 x 16'11 (3.51m x 5.16m)

uPVC double glazed bay window to the front aspect, modern laminate flooring, feature fire surround with 'marble' style back and base, electric fire, convector radiator.

BEDROOM TWO

11'7 x 10' (3.53m x 3.05m)

uPVC double glazed window overlooking the rear garden, modern laminate flooring, coving to ceiling, convector radiator.

SHOWER ROOM/WC

7'11 x 5' (2.41m x 1.52m)

Fitted with a three piece suite and chrome fittings comprising: double shower cubicle with chrome frame and space saving folding door, inset wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, tiling to walls, vinyl flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.



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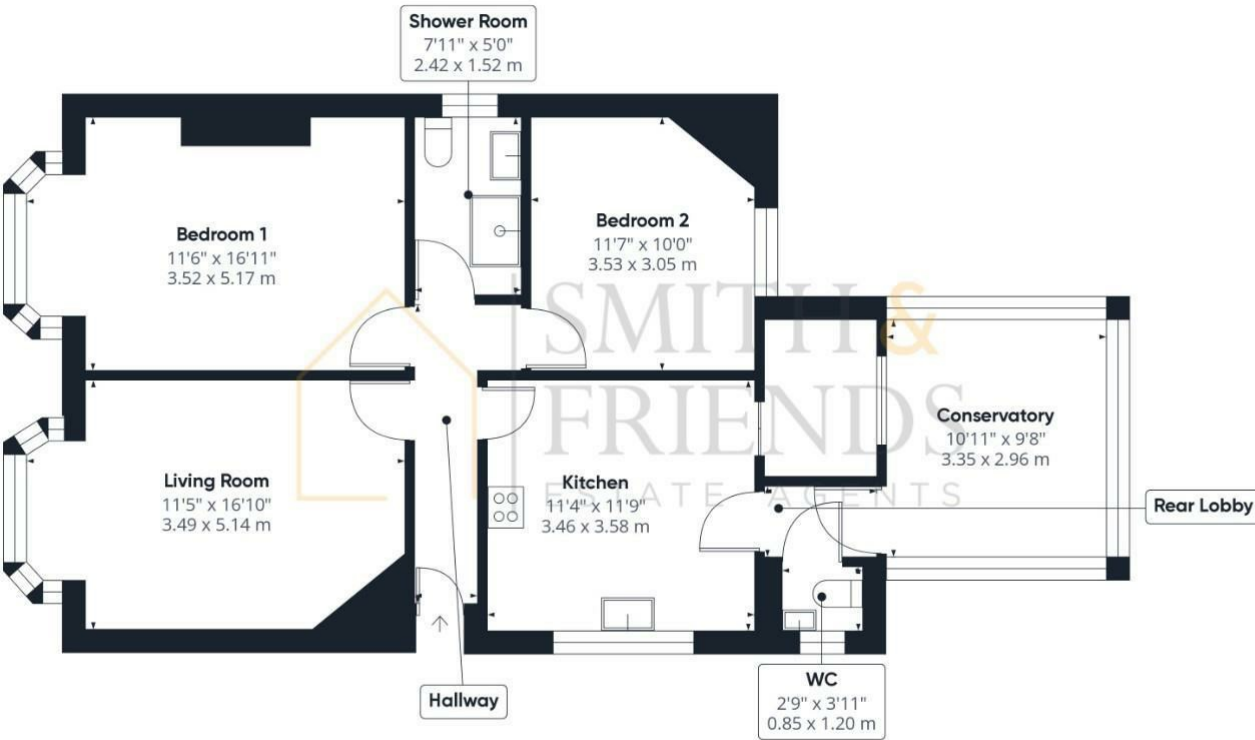
EXTERNALLY

The property occupies a pleasant set back position on Brierton Lane, with a low maintenance front garden and useful block paved driveway allowing off street parking. A gate to the side leads through to the enclosed rear garden which should prove to be a suntrap in the summer months enjoying a southerly aspect. The rear garden features block paving, lawned area, established border for privacy and includes a useful timber storage shed.

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.





Approximate total area⁽¹⁾
859.16 ft²
79.82 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		
	64	81
England & Wales		EU Directive 2002/91/EC