



A spacious TWO BEDROOM semi-detached bungalow tucked back in the corner of Throston Close with extended accommodation that features lounge, dining room and conservatory. An ideal purchase for those looking to downsize without compromising on space, with an internal viewing recommended. The bungalow has been upgraded with a modern refitted kitchen and bathroom, whilst further benefitting from gas central heating, uPVC double glazing, upgraded internal doors and CCTV. Occupying a larger than average plot, with a generous block paved front, ample off street parking/hard standing space, single garage and low maintenance west facing rear garden.

The full layout comprises: entrance vestibule through to an 'L' shaped entrance hall, generous lounge with patio doors into the conservatory extension, separate dining room which leads through to the kitchen extension, incorporating modern gloss units with a range of integrated appliances. The hall provides further access to two bedrooms and the bathroom which has been upgraded with an impressive three piece white suite and chrome fittings.

Throston Close is located off Throston Grange Lane in a popular area, with easy access to amenities and transport links.  
**VIEWING RECOMMENDED.**

**Throston Close, Hartlepool, TS26 0UH**  
**2 Bedroom - Bungalow - Semi Detached**  
**£170,000**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: B**



**Throston Close, Hartlepool, TS26 0UH**



#### **ENTRANCE VESTIBULE**

Accessed via uPVC double glazed side entrance door.

#### **ENTRANCE HALL**

An 'L' shaped entrance hall with fitted carpet, upgraded internal doors, coving to ceiling, single radiator, hatch to loft space with pull down access ladder and light.

#### **LOUNGE**

**16'5 x 10'2 (5.00m x 3.10m)**

A generous lounge with uPVC double glazed patio doors opening to the conservatory, attractive feature fire surround with gas fire, fitted carpet, coving to ceiling, ceiling rose, double radiator.

#### **CONSERVATORY EXTENSION**

**10' x 9'7 (3.05m x 2.92m)**

Offering a pleasant transition between the home and garden with tiled flooring and double radiator.

#### **SEPARATE DINING ROOM**

**9' x 9' (2.74m x 2.74m)**

Ideally situated off the kitchen with uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

#### **KITCHEN EXTENSION**

**8'8 x 13'11 (2.64m x 4.24m)**

Fitted with a modern range of units to base and wall level with complementing work surfaces, incorporating an inset single drainer sink unit with mixer tap, built-in electric double oven with separate four ring hob and extractor over, brushed stainless steel splashback, integrated fridge/freezer, integrated washer/dryer, laminate flooring, uPVC double glazed door to the rear garden, uPVC double glazed window to the rear, coving to ceiling, heated towel radiator.

#### **BEDROOM ONE**

**12'11 x 9'5 (3.94m x 2.87m)**

A good size master bedroom with wall to wall wardrobes, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

#### **BEDROOM TWO**

**9'1 x 9'1 (2.77m x 2.77m)**

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

#### **BATHROOM/WC**

**6'9 x 5'6 (2.06m x 1.68m)**

Upgraded with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, protective folding shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiled walls and flooring, uPVC double glazed window, extractor fan, heated towel radiator.

#### **EXTERNALLY**

The bungalow is set back in the corner, approached by a generous block paved driveway which continues to the side, allowing ample off street parking and potential space for a motorhome. The front garden is lawned with a single garage located adjacent. A gate to the side leads through to the spacious west facing rear garden with flagstone paving, planters, fenced boundaries, storage shed, security lighting and external socket.



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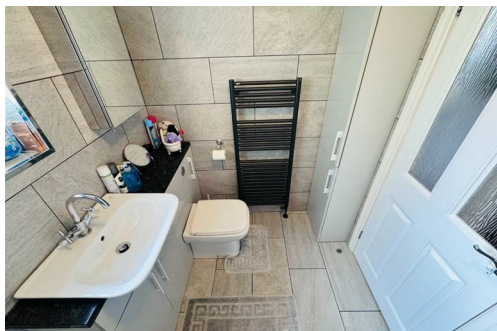


## GARAGE

Accessed via roller door with paved drive in front.

## 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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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 82                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 67      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



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.

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