



**Chichester Close, TS25 2QT**  
**3 Bed - House - Detached**  
**£230,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: C**





# Chichester Close Hartlepool TS25 2QT

\*\*\* NO CHAIN INVOLVED \*\*\* A beautifully positioned THREE BEDROOM detached property on Chichester Close overlooking a pleasant green to the front. The home offers well presented accommodation which has been enhanced by a garden room extension to the rear. An ideal purchase for family requirements, with an internal viewing recommended. The property further benefits from a modern upgraded kitchen, gas central heating, uPVC double glazing and alarm system.

The full layout comprises: entrance porch through to a pleasant lounge which links to the dining room and into the rear garden room extension. The inner hall provides access to the first floor alongside the guest cloakroom/WC and kitchen/breakfast room. To the first floor are three good size bedrooms and a spacious family bathroom which incorporates a four piece suite and chrome fittings. Externally is a low maintenance part lawned front garden, with resin driveway allowing useful off street parking, whilst leading to the garage. The enclosed rear garden enjoys a good degree of privacy, with lawn, paved and decked patio area.

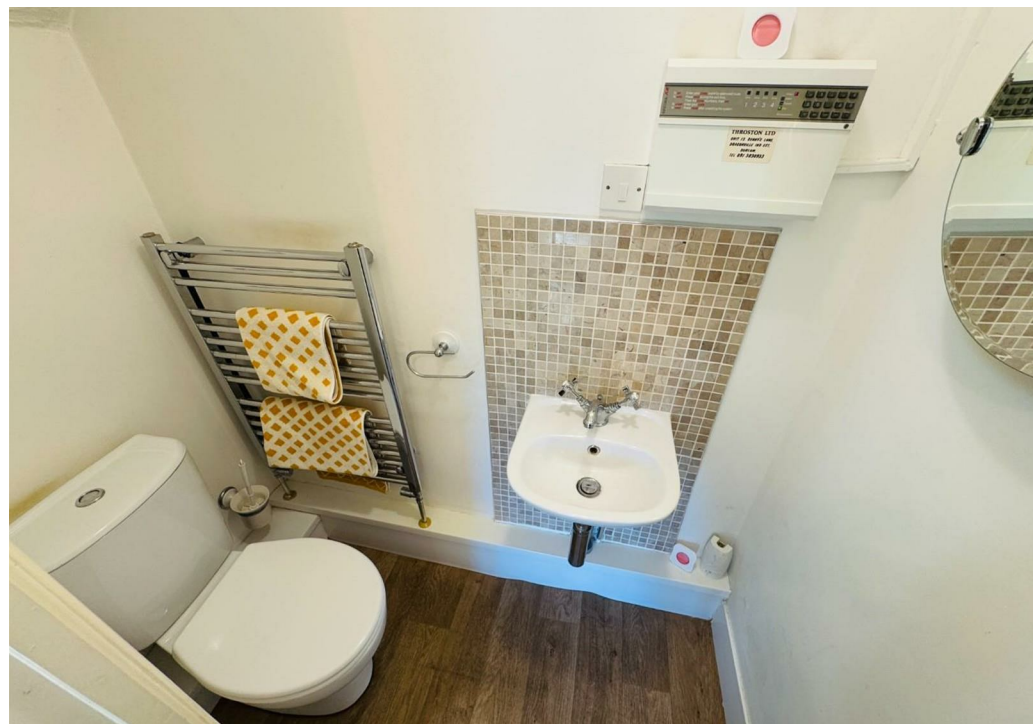
Chichester Close is a series of pleasant cul-de-sacs located off Truro Drive. The home overlooks a pleasant green to the front and is within a short walk of Fens Primary School and amenities on Catcote Road. An ideal location for those looking for easy access to transport links and quick commuting via the A689. VIEWING RECOMMENDED.



















## GROUND FLOOR

### ENTRANCE PORCH 4'2 x 3'7 (1.27m x 1.09m)

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the side aspect, fitted carpet, dado rail, single radiator, access to:

### LOUNGE 13' x 10'8 (3.96m x 3.25m)

A pleasant family lounge with uPVC double glazed window to the front aspect, attractive feature fire surround with 'marble' style back and base, inset 'pebble' effect electric fire, fitted carpet, coving to ceiling, television point, double radiator, internal door to the inner hallway, archway through to the dining room.

### DINING ROOM 9'8 x 9'4 (2.95m x 2.84m)

French doors with matching side screens opening to the garden room extension, fitted carpet, coving to ceiling, single radiator.

### GARDEN ROOM 10'6 x 8'5 (3.20m x 2.57m)

Offering a pleasant transition between the home and garden via uPVC double glazed French doors, uPVC double glazed windows, new roof with two skylights, fitted carpet, wall light, single radiator.

### INNER HALL

Upgraded internal doors, oak turned staircase to the first floor with fitted carpet, access to kitchen and guest WC.

### KITCHEN/BREAKFAST ROOM 9'6 x 10' (2.90m x 3.05m)

Fitted with a modern range of cream gloss units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, pelmet above with downlighting, built-in electric oven with four ring gas hob above and extractor hood over, attractive tiling to splashback, integrated fridge and freezer, uPVC double glazed window to the rear aspect, attractive Karndean flooring, single radiator, uPVC double glazed side door.

### GUEST WC 2'8 x 5'5 (0.81m x 1.65m)

Fitted with a two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome mixer tap and tiled splashback, low level WC, extractor fan, chrome heated towel radiator.

### FIRST FLOOR LANDING

Accessed via turned staircase, with uPVC double glazed window to the side aspect, built-in storage cupboard, fitted carpet, single radiator.

### BEDROOM ONE 10'5 x 13'4 (3.18m x 4.06m)

A good size master bedroom which benefits from mirror fronted sliding wardrobes, bed recess with overhead storage space, wardrobe and matching bedside drawers, adjacent dressing table and drawers, uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

### BEDROOM TWO 10'3 x 9'6 (3.12m x 2.90m)

Built-in wardrobes, bed recess with overhead storage space, adjacent wardrobes with overhead storage space and drawers, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

### BEDROOM THREE 7'5 x 10'2 (2.26m x 3.10m)

Built-in wardrobes, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### FAMILY BATHROOM/WC 9'5 x 6'4 (2.87m x 1.93m)

Fitted with a four piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, separate shower cubicle, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

### EXTERNALLY

The property occupies a pleasant position overlooking a pedestrian green to the front, with a resin driveway providing useful off street parking, whilst leading to the garage. A gate to the side leads through to the spacious enclosed rear garden, with paved patio, lawn, inset stepping stones and raised decked patio. The rear garden enjoys a good degree of privacy, with fenced boundaries, timber storage shed, additional storage to the side of the property, security lighting, socket and external water tap.

### GARAGE

Accessed via an up and over door to the front, lighting, sockets, Baxi gas central heating boiler.

### 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.











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1046.37 ft<sup>2</sup>  
97.21 m<sup>2</sup>

(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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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. 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.

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